

Agenda Including Addeds

London Advisory Committee on Heritage

The 2nd Meeting of the London Advisory Committee on Heritage

January 9, 2019, 5:30 PM

Committee Rooms #1 and #2

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact accessibility@london.ca or 519-661-2489 ext. 2425.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
3. Consent	
3.1 1st Report of the London Advisory Committee on Heritage	3
3.2 Municipal Council resolution adopted at its meeting held on December 18, 2018, with respect to the 11th Report of the London Advisory Committee on Heritage	5
3.3 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 470 Colborne Street	7
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4. Sub-Committees and Working Groups	
5. Items for Discussion	
5.1 Priority Levels on the Register (Inventory of Heritage Resources)	29
5.2 Heritage Planners' Report	
(Note: A copy of the Heritage Planners' Report will be available at the meeting)	
6. Deferred Matters/Additional Business	
6.1 <i>(ADDED) Notice of Planning Application - Official Plan and Zoning By-law Amendments - 462-472 Springbank Drive</i>	41
6.2 <i>(ADDED) S. Harding, London Majors Alumni Committee - Proposal to Install a Plaque in Labatt Memorial Park - Request for Delegation Status .</i>	69
6.3 <i>(ADDED) Heritage Impact Statement - 100 Kellogg Lane</i>	70

7. Adjournment

Next Meeting Date: February 13, 2018

London Advisory Committee on Heritage

Report

1st Meeting of the London Advisory Committee on Heritage
December 12, 2018
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), D. Brock, J. Cushing, H. Elmslie,
H. Garrett, T. Jenkins, J. Manness, K. Waud and M. Whalley and
J. Bunn (Secretary)

ABSENT: S. Adamsson and S. Gibson

ALSO PRESENT: J. Dent, K. Gonyou, K. Gowan and J.
Ramsay

The meeting was called to order at 5:31 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Organizational Matters

2.1 Election of Chair and Vice Chair for term ending June 1, 2019

That it BE NOTED that the London Advisory Committee on Heritage
elected D. Dudek and M. Whalley as the Chair and Vice-Chair,
respectively, for the term ending June 1, 2019.

3. Scheduled Items

None.

4. Consent

4.1 11th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 11th Report of the London Advisory Committee
on Heritage, from its meeting on November 14, 2018, was received.

4.2 Municipal Council Resolution - Recruitment and Appointment of Advisory Committee Members for the Up-Coming Term

That it BE NOTED that the Municipal Council resolution, from its meeting
held on November 20, 2018, with respect to the recruitment and
appointment of Advisory Committee members for the up-coming term, was
received.

4.3 Zoning By-law Amendment Application - 446 York Street

That it BE NOTED that the City of London Planning Services Community
Information Meeting Notice as well as the Revised Public Meeting Notice,
dated November 28, 2018, both from M. Knieriem, Planner II, with respect
to a Zoning By-law Amendment for the property located at 446 York
Street, were received.

4.4 Notice of Public Information Centre #2 - Long Term Water Storage -
Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Public Information Centre #2, from P. Lupton, City of London and N. Martin, AECOM, with respect to the City of London Long Term Water Storage Municipal Class Environmental Assessment, was received.

5. Sub-Committees and Working Groups

5.1 Stewardship Sub-Committee

That the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on November 28, 2018:

- a) it BE NOTED that the above-noted report was received; and,
- b) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage supports the groupings of the 35 properties for Cultural Heritage Evaluation Reports, as they appear in the attached presentation from J. Ramsay, Project Director, Rapid Transit Implementation; it being noted that a verbal presentation from M. Greguol, AECOM, was received with respect to this matter.

6. Items for Discussion

6.1 Community Heritage Ontario 2019 Membership Renewal

That the London Advisory Committee on Heritage 2019 membership with the Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2018, was received.

6.2 (ADDED) Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent and K. Gowan, Heritage Planners, with respect to various updates and events, was received.

7. Deferred Matters/Additional Business

7.1 (ADDED) Community Information Meeting - Byron Gravel Pits Secondary Plan

That it BE NOTED that the City of London Planning Services Community Information Meeting Notice from B. Page, Senior Planner, with respect to the Byron Gravel Pits Secondary Plan, was received.

8. Adjournment

The meeting adjourned at 6:07 PM.



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

December 19, 2018

M. Knieriem
Planner II

I hereby certify that the Municipal Council, at its meeting held on December 18, 2018 resolved:

That, the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on November 14, 2018:

- a) M. Knieriem, Planner II, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment for the property located at 446 York Street; it being noted that the Notice of Planning Application dated October 31, 2018, from M. Knieriem, Planner II, with respect to a Zoning By-law Amendment for the property located at 446 York Street, was received;
- b) the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on October 24, 2018:
 - i) NO FURTHER ACTION BE TAKEN with respect to the properties located at 536 and 542 Windermere Road based on the local knowledge and preliminary research of the Stewardship Sub-Committee; it being noted that this matter was brought to the attention of the London Advisory Committee on Heritage at their October 10, 2018 meeting;
 - ii) priority levels presently used on the Register (Inventory of Heritage Resources) BE REMOVED; it being noted that all properties listed on the Register have the same level of protection and treatment under the provisions of Section 27 of the Ontario Heritage Act; and,
 - iii) the remainder of the above-noted report BE RECEIVED;

it being noted that the presentation and handout appended to the 11th Report of the London Advisory Committee on Heritage from J. Ramsay, Project Director, Rapid Transit Implementation, were received with respect to an update on Bus Rapid Transit;

- c) the transfer of \$7925.00 from the 2018 London Advisory Committee on Heritage Budget allocation to the Public Art Acquisition Reserve Fund BE APPROVED in order to replace lost signs in the following locations:

- Harris Park;
- Gibbons Park Bathhouse; and,
- Graham Arboretum in Springbank Park;

it being noted that the Education Sub-Committee Report, from its meeting held on November 5, 2018, was received;

d) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 336 Piccadilly Street, that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of Municipal Council's intention to designate the subject property to be of cultural heritage value or interest for the reasons outlined in the Statement of Cultural Heritage Value or Interest appended to the 11th Report of the London Advisory Committee on Heritage; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, was received with respect to this matter;

e) on the recommendation of the Managing Director, Planning and City Planner, with respect to the heritage designated property located at 660 Sunningdale Road East, notice of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value of interest by By-law No. L.S.P.-3476-474 BE GIVEN in accordance with the requirements of Section 30.1(4) of the *Ontario Heritage Act, R. S. O. 1990, c. O. 18*; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gonyou, Heritage Planner, with respect to this matter, was received;

f) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- i) the second floor main window replacement should mimic the same style, size and proportions as the original window;
- ii) the first floor main window should be preserved; and,
- iii) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from K. Gowan, Heritage Planner, with respect to this matter, was received; and,

- g) clauses 1.1, 3.1 to 3.7, inclusive, 3.9, 5.4 and 6.1, BE RECEIVED for information. (3.2/1/PEC)

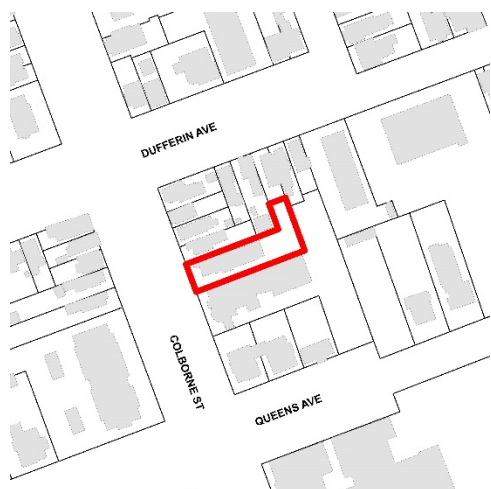


C. Saunders
City Clerk
/lm

- cc. J. M. Fleming, Managing Director, Planning and City Planner
K. Gonyou, Heritage Planner
K. Gowan, Heritage Planner
D. Burns, Executive Assistant
Chair and Members, London Advisory Committee on Heritage
External cc List in the City Clerk's Office

Official Plan and Zoning By-law Amendments

470 Colborne Street



File: OZ-8948

Applicant: Peter and Janice Denomme

What is Proposed?

Official Plan and Zoning amendments to allow:

- up to 8 residential apartments, medical/dental and other offices, day care centres and commercial and private schools in the existing building
- special zoning regulations for lot area per residential unit, existing site conditions and parking coverage

YOU ARE INVITED!

Further to the Notice of Application you received on August 29, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 7, 2019, no earlier than 4:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Barb Debbert
bdebbert@london.ca
519-661-CITY (2489) ext. 5345
Development Services, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-8948

london.ca/planapps

To speak to your Ward Councillor:

Arielle Kayabaga
akayabaga@london.ca
519-661-CITY (2489) ext. 4013

If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to The London Plan (New Official Plan)

To amend The London Plan by adding a Specific Policy and/or amending the existing Specific Policy for the Woodfield Neighbourhood (Paragraphs 1033_ – 1038_) to permit, in addition to the uses permitted in the Neighbourhoods Place Type, commercial and private schools, office and medical/dental office uses within the existing building in a mixed-use format.

Requested Amendment to the 1989 Official Plan

To amend the Official Plan by adding a Specific Area Policy and/or amending the existing Specific Area Policy for the Woodfield Neighbourhood (Section 3.5.4) to permit, in addition to the uses permitted in the Low Density Residential designation, a minimum of one (1) and a maximum of eight (8) residential units, offices and medical/dental offices, commercial and private schools, and day care centres within the existing building in a mixed-use format.

Requested Zoning By-law Amendment

To change the zoning from a Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone to a Residential R3 Special Provision/Restricted Office Special Provision (R3-2()/RO1()) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R3 (R3-2) Zone

Permitted Uses: Single detached, semi-detached, duplex, triplex, converted and fourplex dwellings

Special Provision(s): none

Residential Density: minimum lot area of 180 m² per dwelling unit

Height: 10.5 metres

Current Zoning

Zone: Commercial Recreation (CR) Zone

Permitted Uses: Commercial recreation establishments, golf courses, private clubs, private outdoor recreation clubs, private parks, recreational buildings, recreational golf courses

Residential Density: n/a

Height: 12.0 metres

Requested Zoning

Zone: Residential R3 (R3-2()) Special Provision Zone

Permitted Uses: single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, and fourplex dwellings

Special Provision(s): recognize existing site conditions including a minimum front yard depth of 4.6 metres to the enclosed porch in place of 7 metres, a minimum north interior side yard depth of 0.6 metres in place of 1.8 metres, minimum landscaped open space of 20.5 percent in place of 30 percent, and permit an increase in residential density as noted below.

Residential Density: a minimum of one (1) and a maximum of eight (8) residential units with a minimum lot area of 140 m² per dwelling unit in place of 180m² per dwelling unit

Height: 10.5 metres

Requested Zoning

Zone: Restricted Office Special Provision (RO1()) Zone

Permitted Uses: medical/dental offices and offices (Note: Offices include professional or service offices and all other forms of offices except medical/dental offices)

Special Provision(s): permit, in addition to the existing list of permitted uses, business and professional offices, medical/dental offices, service offices, support offices, charitable organization offices, day care centres, commercial and private schools, together with a minimum of one (1) dwelling unit. Recognize existing site conditions including a minimum front yard depth of 4.6 metres to the enclosed porch in place of 6 metres, a minimum north interior side yard depth of 0.6 metres in place of 3.6 metres, and a minimum landscaped open space of 20.5 percent in place of 30 percent

Residential Density: n/a

Height: 10 metres

The City may also consider an amendment to the Office Conversion policies of the 1989 Official Plan. The City may also consider relief from the maximum permitted parking area coverage of 30 percent for residential uses in the requested Residential Special Provision (R3-2()) Zone. The City may also consider the use of an Office Conversion Zone in place of a

Restricted Office Zone, and applying gross floor area maximums or other measures to address parking demands on the site.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting single detached, semi-detached, duplex, triplex, fourplex and converted dwellings, townhouses, stacked townhouses, low-rise apartments, secondary suites, home occupations, group homes and small-scale community facilities as the main uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Avenue, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not

entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

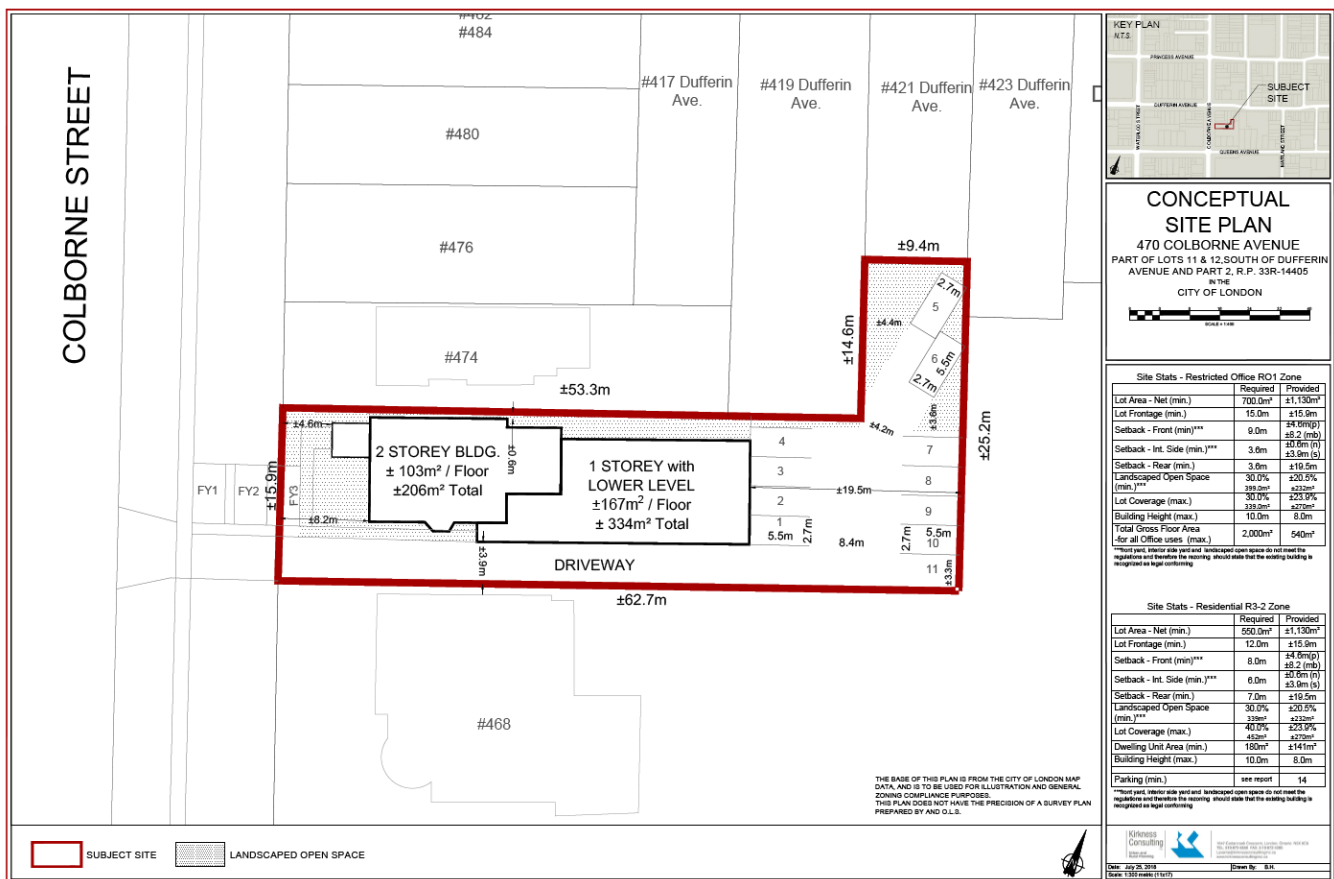
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 R.S.O. 1990, c.P.13* and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City’s website. Video recordings of the Public Participation Meeting may also be posted to the City of London’s website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Site concept of existing building and proposed parking layout

The above image represents the applicant’s proposal as submitted and may change.

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Masonville Transit Village Secondary Plan Terms of Reference
Public Participation Meeting on: January 7, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference for the Masonville Transit Village Secondary Plan, attached hereto as Appendix A, **BE APPROVED**.

Executive Summary

The London Plan identifies four transit villages which are intended to be exceptionally designed, high density, mixed-use urban neighbourhoods, connected by rapid transit to downtown and each other. The lands in the Transit Village Place Type in the Masonville neighbourhood, are one of these Transit Villages (“Masonville Transit Village”).

The development of a Secondary Plan for the Masonville Transit Village is recommended, in order to provide a greater level of detail and more specific guidance for this area than the general Transit Village Place Type policies in The London Plan.

This is recommended in light of recent development pressures in this area and the desire expressed by the community for a greater level of clarity and certainty for future development. The development of this Secondary Plan will be subject to a robust community engagement process.

The purpose of the Secondary Plan will be to create a policy framework to facilitate and inform the future development of the Masonville Transit Village. This report brings forward the Terms of Reference that will be used to retain a consultant to aid in the development of this Secondary Plan.

Analysis

1.0 Purpose of a Secondary Plan for the Masonville Transit Village

The London Plan identifies four Transit Villages, which are intended to be exceptionally designed, high density, mixed-use urban neighbourhoods connected by rapid transit to the Downtown and to each other. These Transit Villages are intended to support intense forms of mixed-use development. While these Transit Villages are located in existing built-up areas, these locations have opportunities for significant infill, redevelopment, and overall more efficient use of land to support transit. The terminal transit station that is to be located in each of these Transit Villages is to be the focal point of the Transit Village.

The lands around the intersection of Richmond Street and Fanshawe Park Road, including lands fronting on portions of North Centre Road and Sunnyside Drive, in the Masonville neighbourhood are identified as one of the Transit Villages in The London Plan, referred to as the “Masonville Transit Village”. The Transit Village Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses, with a range of permitted heights between two to 15 storeys, up to 22 storeys with Type 2 Bonus Zoning. Mixed-use buildings are also encouraged.

Currently, the area within the Masonville Transit Village is primarily occupied by low-rise retail, attached residential uses and large expanses of surface parking. It is anticipated that the area will undergo redevelopment through infill and intensification over time to realize the vision of the Transit Village Place Type. The development of a Secondary Plan is intended to provide a greater level of detail and more specific guidance for the Masonville Transit Village than the general Transit Village Place Type policies, to create a plan for the future development of a Transit Village that is unique to the Masonville community. The Secondary Plan will also address issues of compatibility and transition to existing uses within the Transit Village and the surrounding neighbourhood.

It is anticipated that a secondary plan will be developed for all four Transit Villages to provide greater detail to guide their future development as complete communities that are compatible with surrounding neighbourhoods. The Masonville Transit Village, given the recent development pressure in that area, is recommended to be the first of these four Transit Villages to undergo the development of a Secondary Plan.

2.0 Terms of Reference

The following provides a brief overview of what is included in the Terms of Reference for the Masonville Transit Secondary Plan, as attached in Appendix A. Further details on each of these sections can be found in Appendix A.

2.1 Purpose of a Secondary Plan for the Masonville Transit Village

The Terms of Reference include an overview of the purpose of a Secondary Plan for the Masonville Transit Village, as identified in the above Section 1.0.

2.1 Overarching Goal, Objectives and Desired Outcomes

The overarching goal of the project is to create a vibrant, exceptionally designed, connected, high-density, mixed-use urban neighbourhood in the Masonville Transit Village that supports transit, provides a complete community, and is compatible with the surrounding neighbourhood.

The Terms of Reference outlines that the objective is to develop a Secondary Plan to guide the future development of the lands in the Transit Village Place Type in the Masonville Transit Village for buildings, parks and open spaces, connectivity, and other supportive infrastructure. The Terms of Reference further outlines the objectives to be accomplished by this Secondary Plan and through the Secondary Plan process.

The desired outcome of the Secondary Plan is to create a complete community in the Masonville Transit Village. This outcome is further detailed in the Terms of Reference.

2.2 Study Scope

The Terms of Reference provides a preliminary list of the matters that are to be considered through the development of the Secondary Plan.

The Terms of Reference also identifies the study area, which includes all lands within the Transit Village Place Type in the Masonville Transit Village. A map detailing the study area is included in the Terms of Reference but is also provided in Figure 1 below.

Select properties have been subject to recent Official Plan and/or Zoning By-law Amendments that have involved significant public consultation. The intention of these permissions will not be reconsidered through the Secondary Plan study but will be incorporated into the Secondary Plan. These properties are further detailed in the Terms of Reference and are also shown on Figure 1 below.

Amendments to the Zoning By-law are also outside of the scope of the Secondary Plan process. The policies of the Secondary Plan will inform the future zoning of these lands which will be reviewed through the City of London's Rethink Zoning process which will comprehensively consider zoning in the City of London.

The study scope may change through the learnings of the study process.

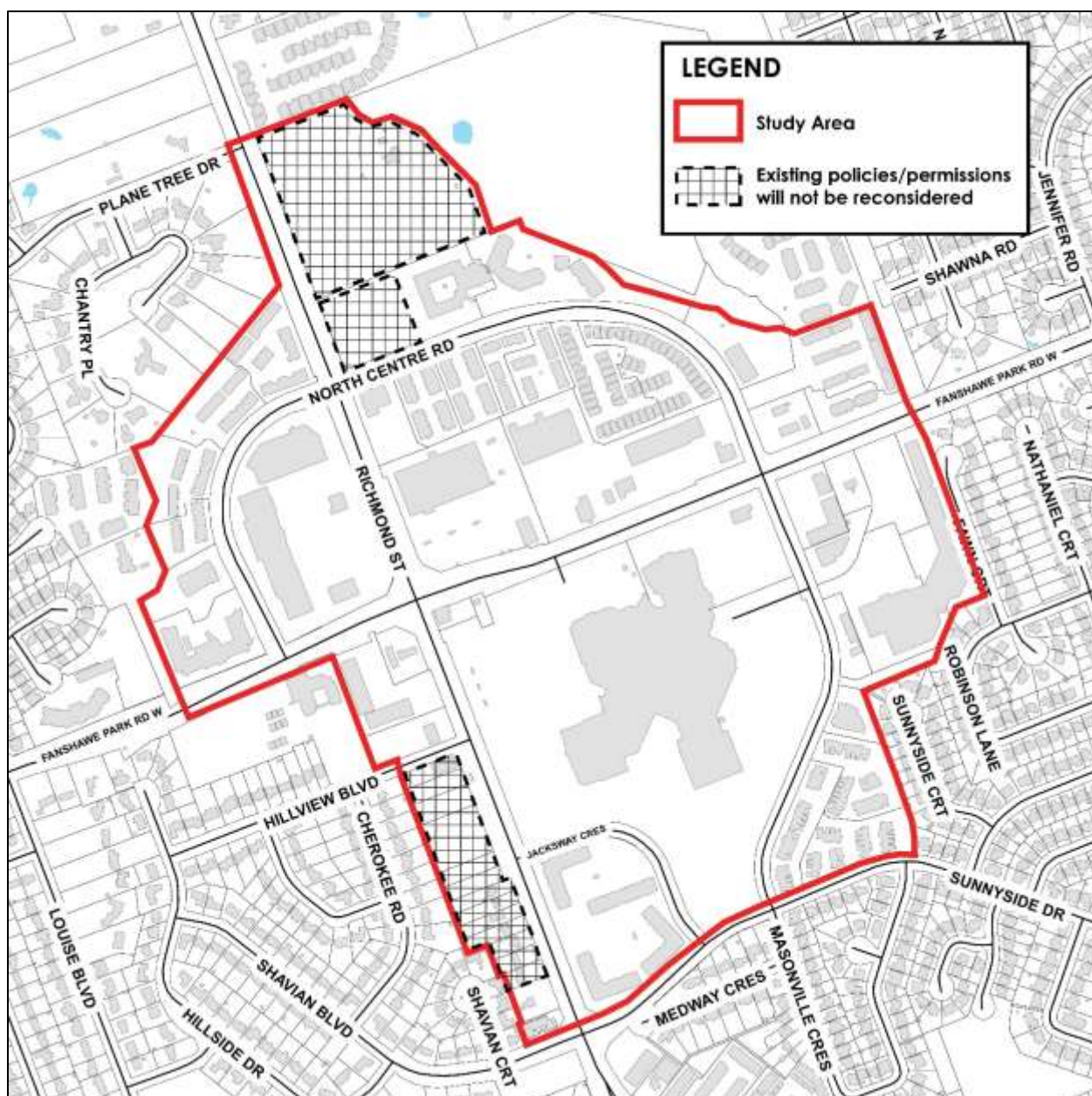


Figure 1 – Map of Study Area

2.3 Project Team

The project team includes both a consulting team and City Staff from various departments.

The project would be led by staff in Urban Regeneration, City Planning. The core project team also includes staff from Parks Planning and Design, Development Services, and other staff from City Planning. Various other divisions/service areas will be consulted throughout the process including Neighbourhood, Children and Fire Services, Environmental and Engineering Services, and the SHIFT Rapid Transit Office.

The role of the consultant would be to support staff in completing the work plan and providing specialized expertise.

The breakdown of the project team is further detailed in the Terms of Reference.

2.3 Community Engagement and Information Sharing

The consultation and outreach anticipated for this study includes community information meetings, a project webpage, and meetings with various stakeholders. Less formal methods of engagement will also be employed, including informal public engagement sessions, a walking meeting, and engagement activities targeted at a variety of demographics. Other forms of engagement, including social media, will also be considered as the study evolves and other opportunities for engagement are identified.

Further details on community engagement and information sharing is provided in the Terms of Reference.

2.3 Advisory Committees

It is anticipated that the Secondary Plan will need to be considered by advisory committees, including the Transportation Advisory Committee, Environment and Ecological Planning Advisory Committee and the London Advisory Committee on Heritage, prior to the report being considered by the Planning and Environment Committee. In addition, the Urban Design Peer Review Panel will be consulted.

2.3 Timeline

The Terms of Reference outlines in detail the anticipated timeline for the Secondary Plan study. The study process will begin immediately following Municipal Council's approval of the Terms of Reference. Completion of this study is targeted for the fourth quarter of 2019.

3.0 Recent Official Plan and Zoning By-law Amendment Applications in the Study Area

3.1 230 North Centre Road (OZ-8874)

At its meeting of November 20, 2018, Municipal Council adopted Official Plan and Zoning By-law Amendments to permit the development of a 15-storey apartment building with 222 residential units. As of the date of this report, these Official Plan and Zoning By-law Amendments are subject to the statutory appeal period.

3.2 1836 Richmond Street (Z-8229)

At its meeting of April 15, 2014, Municipal Council adopted a Zoning By-law Amendment to permit the development of apartments and townhouses, with a maximum density 75 units per hectare and maximum heights of 12 to 13 metres. Gibbons Lodge and the associated garage would be retained and used for commercial recreation, day care, dwellings, offices, places of worship, studios, and/or university-related functions. A portion of the site was also rezoned to open space.

3.3 Richmond Street-Old Masonville Master Plan and Urban Design Guidelines (OZ-7965)

At its meeting of January 10, 2012, Municipal Council adopted the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines which provided a framework for the development of the lands at 1607, 1609, 1611, 1615, 1619, 1627, 1631, 1635, 1639, 1643, 1649 and 1653 Richmond Street following extensive consultation with the landowner and the community. Official Plan and Zoning By-law Amendments have been approved on several properties within this area to implement the Master Plan and Urban Design Guidelines.

This Richmond Street-Old Masonville Master Plan and Urban Design Guidelines have been incorporated into The London Plan as a Specific Policy Area.

4.0 Conclusion and Next Steps

Following Municipal Council's approval of the Terms of Reference, Staff will begin the Secondary Plan process including hiring a consultant.

It is anticipated that the study will be completed by the third quarter of 2019.

Staff will be returning to Municipal Council with a progress update prior to presenting the final Secondary Plan.

Prepared by:	Michelle Knieriem, MCIP, RPP Planner II, Urban Regeneration, City Planning
Submitted by:	Britt O'Hagan, MCIP, RPP Manager, Urban Regeneration, City Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services</p>	

December 17, 2018
MT/mt

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Appendix A – Terms of Reference

Purpose of a Secondary Plan for the Masonville Transit Village

The London Plan identifies four Transit Villages, which are intended to be exceptionally designed, high density, mixed-use urban neighbourhoods connected by rapid transit to the Downtown and to each other. These Transit Villages are intended to support intense forms of mixed-use development. While these Transit Villages are located in existing built-up areas, these locations have opportunities for significant infill, redevelopment, and overall more efficient use of land to support transit. The terminal transit station that is to be located in each of these Transit Villages is to be the focal point of the Transit Village.

The lands around the intersection of Richmond Street and Fanshawe Park Road, including lands fronting on portions of North Centre Road and Sunnyside Drive, in the Masonville neighbourhood are identified as one of the Transit Villages in The London Plan, referred to as the “Masonville Transit Village”. The Transit Village Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses, with a range of permitted heights between two to 15 storeys, up to 22 storeys with Type 2 Bonus Zoning. Mixed-use buildings are also encouraged.

Currently, the area within the Masonville Transit Village is primarily occupied by low-rise retail, attached residential uses and large expanses of surface parking. It is anticipated that the area will undergo redevelopment through infill and intensification over time to realize the vision of the Transit Village Place Type. The development of a Secondary Plan is intended to provide a greater level of detail and more specific guidance for the Masonville Transit Village than the general Transit Village Place Type policies, to create a plan for the future development of a Transit Village that is unique to the Masonville community. The Secondary Plan will also address issues of compatibility and transition to existing uses within the Transit Village and the surrounding neighbourhood.

It is anticipated that a secondary plan will be developed for all four Transit Villages to provide greater detail to guide their future development as complete communities that are compatible with surrounding neighbourhoods. The Masonville Transit Village, given the recent development pressure in that area, is recommended to be the first of these four Transit Villages to undergo the development of a Secondary Plan.

Overarching Goal, Objectives and Desired Outcomes

Goal: The overarching goal of the project is to create a vibrant, exceptionally designed, high-density, mixed-use urban neighbourhood, connected to a central Transit Station that supports transit, provides a complete community, and is compatible with the surrounding neighbourhood.

Objectives: The objective of the study is to establish a Secondary Plan to guide the future development of the lands in the Transit Village Place Type in the Masonville Transit Village for buildings, parks and open spaces, connectivity, and other supportive infrastructure. This Secondary Plan and process will:

- Provide policies to guide the future development of the lands in the Transit Village Place Type in the Masonville Transit Village in a coordinated way that facilitates the development of a vibrant, exceptionally designed, high-density, mixed-use urban neighbourhood that supports transit, provides a complete community, and is compatible with the surrounding neighbourhood
- Include consultation with all users involved in the planning process – including community groups, developers, land owners, and the general public
- Establish a Secondary Plan that is implementable and can be easily understood by all user groups
- Plan for high-quality parks and open spaces and other supportive infrastructure
- Provide a framework for connectivity throughout the Transit Village for walking, cycling, transit, movement with mobility devices, and motorized vehicle movement, and consider safety, access management, and traffic concerns.

- Plan for development that is conducive to the efficient operation and increased usage of public transit, walking and cycling
- Consider developing a public needs assessment and bonusing considerations
- Capitalize on the location as a transit node
- Plan for a high quality pedestrian environment and public realm
- Coordinate with other development initiatives in the area (i.e. SHIFT Rapid Transit)

Desired Outcomes:

- Create a complete community in the Masonville Transit Village that:
 - Provides for a range and mix of uses
 - Introduces intense forms of development that are compatible with the surrounding neighbourhood
 - Provides transit-oriented development forms
 - Creates accessible, urban streetscapes with quality pedestrian environments and strong connections to transit
 - Breaks down large blocks into a grid pattern of smaller blocks
 - Creates usable parks and other publically-accessible spaces
 - Establishes a pedestrian friendly, public realm
 - Conserves heritage resources
 - Provide a range and mix of housing types
 - Considers the use of existing and planned municipal services and infrastructure
 - Protects the natural environment
 - Provides greater clarity to the development community and members of the public about future development expectations

Study Scope

The study area will encompass all lands within the Transit Village Place Type in the Masonville Transit Village. The study area is shown in Figure 1 below.

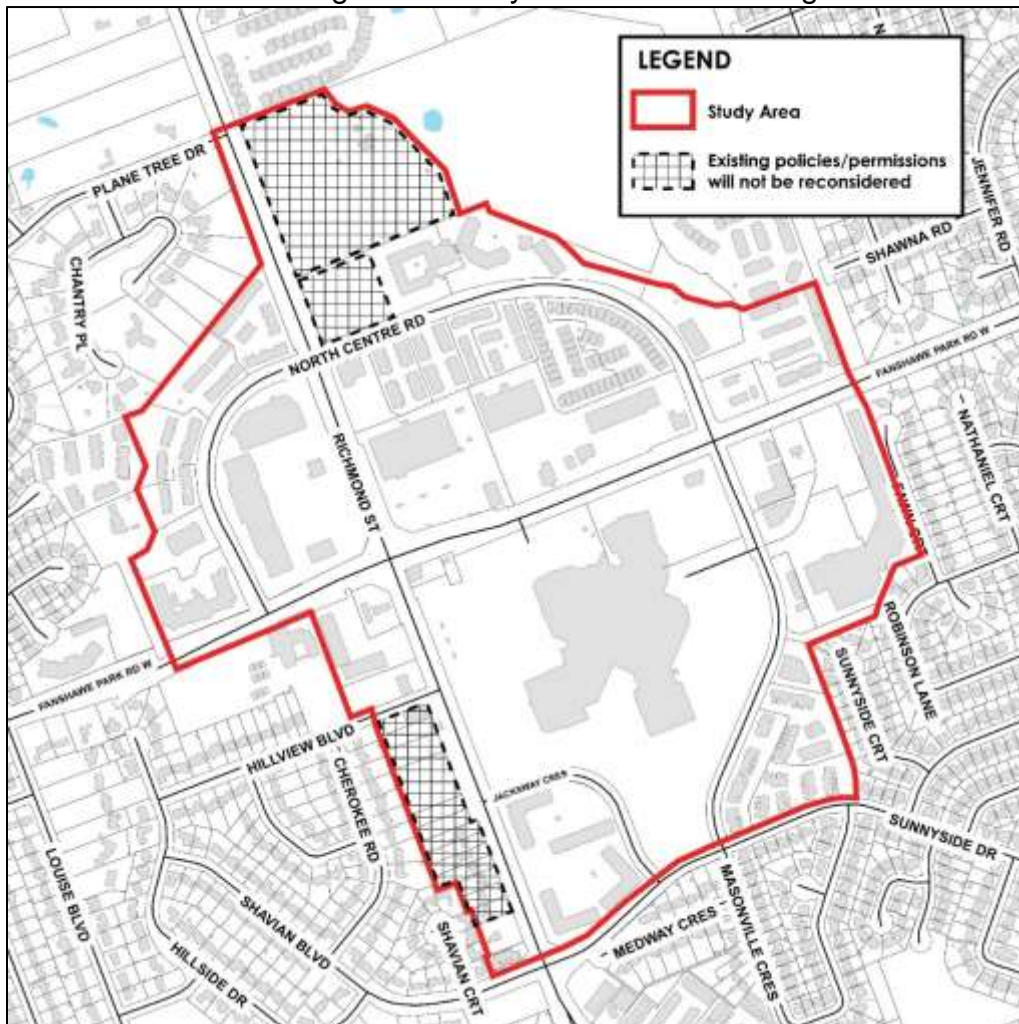


Figure 1 – Map of Study Area

The following provides a preliminary list of matters to be considered through the Secondary Plan development process:

- Gateways
- Access management
- Guidance for public realm improvements and financial implications
- Land use
- Intensity
- Built form, including consideration of the potential impacts of built form (i.e. shadow, wind)
- Urban design
- Transition to surrounding neighbourhoods
- Block layout
- Connectivity, both within the Transit Village Place Type and to the broader community, including public and private roads, sidewalks, bike lanes, and other connections
- Integration with rapid transit and local bus routes
- Transportation study
- Evaluation of road classifications
- Parking study
- Strategy regarding future land acquisition for public transit
- Impact on natural heritage
- Community services and facilities
- Public needs assessment and bonusing considerations
- The future location of parks and other forms of publically accessible open spaces
- Servicing capacity analysis
- Financial plan for any necessary extensions to civic infrastructure
- Provision of a range and mix of housing types
- Stage 1 Archaeological Assessment
- Preservation of heritage resources
- Identification of important view sheds
- Sustainable design

The above list is subject to change through the learnings of the study process.

The Study is intended for the development of a Secondary Plan, which will provide policies to guide development. The Study is not intended to make amendments to the Zoning By-law. However, the policies of the Secondary Plan will inform the future zoning of these lands which will be through the City of London's Rethink Zoning process which will comprehensively consider zoning in the City of London.

The direction of the Specific Area Policy for 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (Richmond Street-Old Masonville Area) and the associated Richmond Street-Old Masonville Master Plan and Urban Design Guidelines will not be reconsidered as part of this study but will be incorporated into the Secondary Plan. The policies and guidelines specific to these lands were recently developed through an extensive public participation process, with considerable work from both the community and landowners to collaboratively develop the policies and guidelines that apply to these lands.

The intention of the permissions for lands at 1856 Richmond Street (Z-8229) will not be reconsidered as part of this study, as this property has recently undergone a Zoning By-law Amendment to permit multi-family residential development and non-residential uses in the existing building. The Official Plan and Zoning By-law Amendment application that was recently approved by City Council for 230 North Centre Road (OZ-8874) to permit multi-family residential development is undergoing its statutory appeal period as of the date of this report, however if these policies and permissions come into force and effect they will also not be reconsidered as part of this study.

Project Team

The project team will be comprised of City Staff from various departments within the Corporation and a consulting team. This section describes the role of staff and the consultant to be retained on the project.

City Staff

This project is part of the City Planning work plan and will be completed at the direction of the Managing Director, City Planning and City Planner. The project lead will be the Manager, Urban Regeneration, and the project manager will be a Planner from Urban Regeneration. The project team will include other staff from City Planning and from Parks Planning and Design.

The makeup of the core project team will include the following:

- Manager, Urban Regeneration, City Planning (Project Lead)
- Planner, Urban Regeneration, City Planning (Project Manager)
- Heritage Planner, Urban Regeneration, City Planning
- City Planning Urban Design Staff
- Parks and Open Space Design Staff
- Development Services Staff
- Manager, Development Finance, Development Services

It is anticipated that other individuals from various divisions/service areas, such as Neighbourhood, Children, Fire Services and Environmental and Engineering Services, will provide input on the project as required. The SHIFT Rapid Transit Office and the London Transit Commission will be involved throughout the process.

Other City Agencies, such as the Housing Development Corporation and London Hydro, will have the opportunity to comment on the study.

Consultant

Consultants will be retained to support staff in completing the work plan and providing specialized expertise throughout the project. A consultant will be hired to conduct the study following approval of these Terms of Reference.

The selected consultants will have a strong background in the development of planning studies, particularly those involving transit-oriented development. The consultants will require specialized skills including but not limited to, land use planning, urban design, community engagement, and planning implementation. It will be expected that the consultants will also have expertise or hire a sub-consultant with expertise in transportation, servicing, archaeology, and heritage preservation.

Community Engagement and Information Sharing

This study requires input from a variety of stakeholders if it is to be successful, including community groups, developers, land owners, and the general public. All members of the public are invited to participate in the process.

The following outlines the proposed engagement process:

- Community Information Meetings:
 - o It is anticipated that two Community Information Meetings will be held in association with this project – one to discuss the visioning and preferences for the study and the second to present and gather feedback on the draft Secondary Plan
 - o Notice for the Community Information Meetings will be sent to all landowners in the Transit Village Place Type, within a 120 metre radius of properties designated in the Transit Village Place Type, the Ward Councillors, and sent to neighbourhood associations for distribution to their members. Other individuals who identify themselves as interested parties will also receive notice. Notice will also be posted on the City calendar and on the project website.

- Project webpage:
 - o The project webpage will include updates on the project and any background documents, and will include opportunities to provide feedback. This will be developed through Get Involved London.
- Meetings with stakeholder groups:
 - o It is anticipated that meetings will be held with stakeholders including landowners, community businesses, residents, and neighbourhood associations.
- Walking Meeting:
 - o Staff will hold a walk and imagine my neighbourhood tour with the community to inform the study.
- Ask-a-Planner:
 - o Staff will hold public engagement sessions to allow for informal discussions with residents in convenient public locations in the study area, or in privately-owned commercial establishments (with permission from the landowner)
- Engagement with young people:
 - o Staff will work with schools near the study area and the London Public Library – Masonville Branch to consider opportunities for engaging young people in the development of the secondary plan.

Other forms of engagement, including social media, will also be considered as the study evolves and other opportunities for engagement are identified.

While members of the public will have the continued opportunity throughout the project to provide feedback to the Project Manager, they will also have the opportunity to make deputations when the Secondary Plan is considered by the Planning and Environment Committee.

Advisory Committees

The findings of the Secondary Plan will be considered by the City's Transportation Advisory Committee, Environment and Ecological Planning Advisory Committee and the London Advisory Committee on Heritage, prior to the report being considered by the Planning and Environment Committee. In addition, the Urban Design Peer Review Panel will be consulted.

Timeline

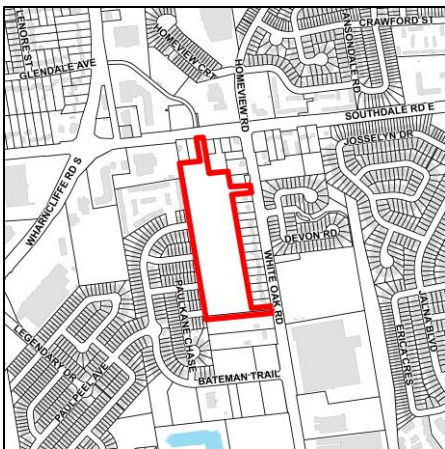
The following is the timeline for the key milestones in the secondary plan process. The study is targeted for completion at the end of the second quarter of 2019. The following are the milestones and schedule targets:

- Q1, 2019: Hire consultants
- Q1, 2019: Community Information Meeting #1– Visioning and Priorities Workshop
- Q1 to Q2, 2019: Background research including site analysis and inventory
- Q1 to Q3, 2019: Stakeholder meetings and engagement
- Q3, 2019: Report to the Planning and Environment Committee providing a progress update
- Q3, 2019: Community Information Meeting #2– Draft Secondary Plan
- Q4, 2019: Report to the Planning and Environment Committee including recommendations for the adoption of the Secondary Plan

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendments

3087 White Oak Road



File: 39T-18505/Z-8980

Applicant: MHBC Planning (Scott Allen) (Owner: Whiterock Village Inc.)

What is Proposed?

A Draft Plan of Subdivision and Zoning By-law amendments to allow for:

- 72 single detached dwelling lots
- Two (2) medium density residential blocks proposed for a low-rise apartment and cluster townhouse dwelling uses
- Public road access via the extension of Bateman Trail, Petty Road, Biddulph Street and Lemieux Walk, connecting to Southdale Road East and White Oak Road.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 14, 2019**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-18505/Z-8980

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Elizabeth Pelozo Ward 12

epeloz@london.ca

519-661-CITY (2489) ext. 4012

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Draft Plan of Subdivision

Draft Plan of Subdivision (please refer to attached map) consisting of:

- 72 single detached dwelling lots
- Two (2) medium density residential blocks proposed for a low-rise apartment building and cluster townhouse dwelling uses (Block 100 & Block 101)
- One future development block (Block 102)
- Two (2) 0.3 m reserves
- All served by extending one secondary collector (Bateman Trail) and three local streets (Petty Road, Biddulph Street and Lemieux Walk)

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone, and a Residential R1 (R1-10) Zone to:

- Residential R1 (R1-3) Zone (Lots 1-72) – to permit single detached dwellings with a minimum lot frontage of 10m and a minimum lot area of 300m².
- Residential R6 Special Provision/Residential R8 Special Provision (R6-5()/R8-4()) Zone (Block 100) – to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person’s apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities. Special provisions are requested to allow for an increased maximum density of 75 units per hectare, and reduced front and exterior side yard setbacks of 3m.
- Residential R6 Special Provision/R8 Bonus (R6-5()/R8-4*B-) Zone (Block 101) – to permit cluster single detached dwellings, semi-detached dwellings, duplexes, triplexes, fourplexes, apartment buildings, townhouse and stacked townhouse dwellings, and handicapped person’s apartment buildings, lodging house class 2, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities, with special provisions to allow for an increased maximum density of 75 units per hectare, and a bonus zone to allow for an increased height of 15.5m and density of 78 units per hectare for a four storey apartment building with 41 dwelling units and reduced front, exterior and rear yard setbacks of 3m.
- holding Urban Reserve Special Provision (h-()*UR4()) Zone (Block 102) – to permit existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables, with a special provision for a minimum lot frontage of 10m and a minimum lot area of 0.166 ha.

The City is also considering the following amendments:

- Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan;
- Adding holding provisions for the following: urban design, municipal servicing, phasing, and the orderly development of lands with proximity to a class III industry

An Environmental Impact Study (EIS) report prepared by Natural Resource Solutions Inc., dated August, 2018, was submitted with the application for draft plan of subdivision. The EIS report is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the 1989 Official Plan and The London Plan, London’s long-range planning documents. These lands are currently designated as "Low Density Residential", "Multi-Family, Medium Density Residential" and "Auto-Oriented Commercial Corridor" in the 1989 Official Plan which permits low-rise, low intensity uses in the "Low Density Residential" designation, multiple attached housing forms at higher densities and building forms in the "Multi-Family, Medium Density Residential"

designation and a range of commercial uses along Southdale Road East in the “Auto-Oriented Commercial Corridor”.

The lands are also within the North Longwoods Neighbourhood in the Southwest Area Secondary Plan which provides more detailed policy guidance than the general 1989 Official Plan policies. The site is similarly designated “Low Density Residential”, “Medium Density Residential” and “Commercial” in the Southwest Area Secondary Plan, and the North Longwoods Area Plan.

The lands are within the “Shopping Area” and “Neighbourhoods” place types of The London Plan, with frontage on Neighbourhood Streets, Neighbourhood Connectors and Civic Boulevards. A range of commercial and residential uses are permitted in the “Shopping Area” place type, and a range of low-rise residential uses are permitted on Neighbourhood Streets and Connectors, though higher intensity forms of development are directed to sites with frontage on higher order roads like Civic Boulevards and Urban Thoroughfares.

The site is mostly within an Urban Reserve (UR4) Zone, which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables; and a portion is within the Residential R1 (R1-10) zone which permits single detached dwellings with a minimum lot frontage of 22m and a minimum lot area of 925m².

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/participating-in-the-planning-process) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City’s Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff’s recommendation to the City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority’s Decision

If you wish to be notified of the Approval Authority’s decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

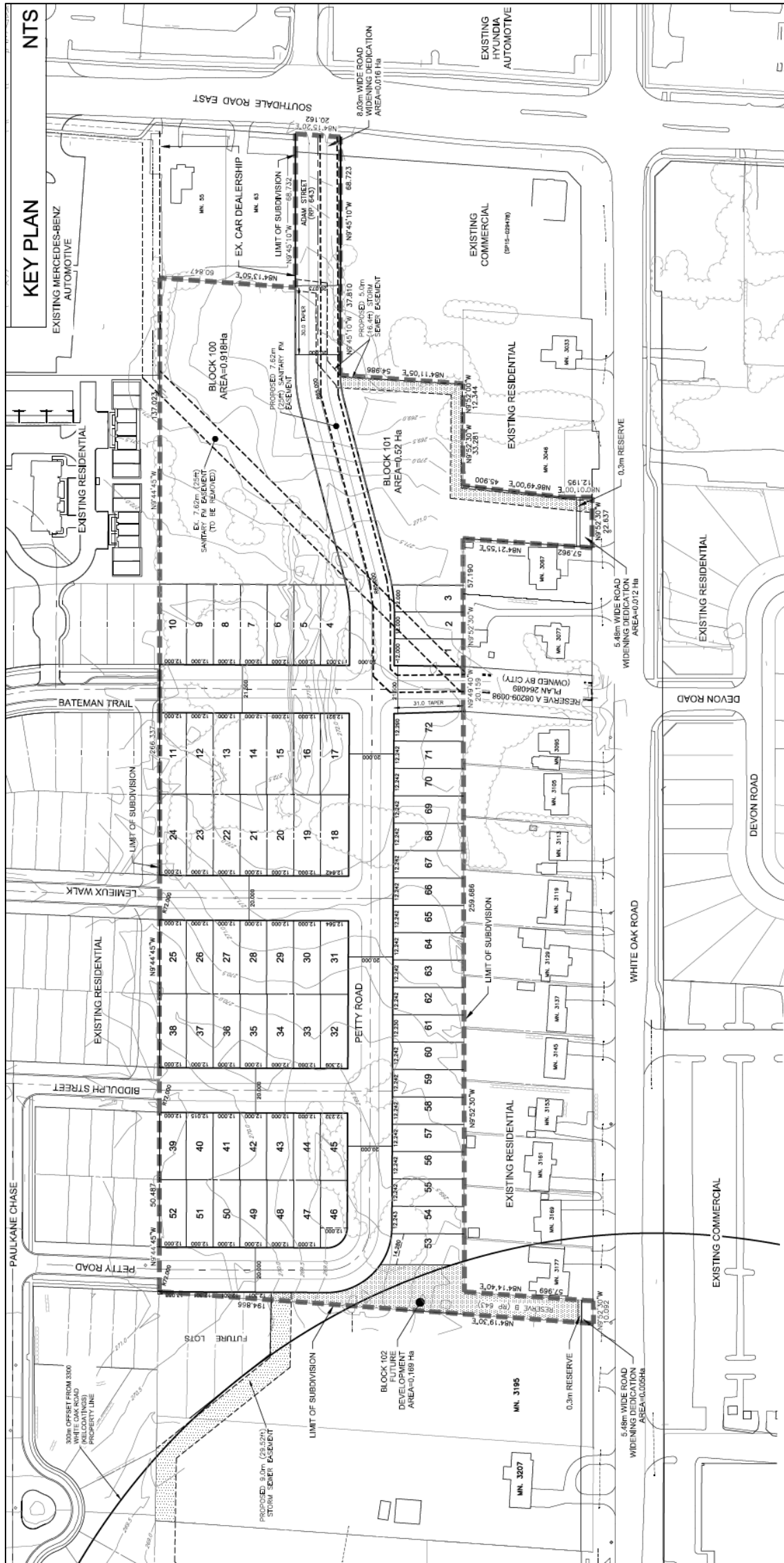
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY (2489) ext. 4937.

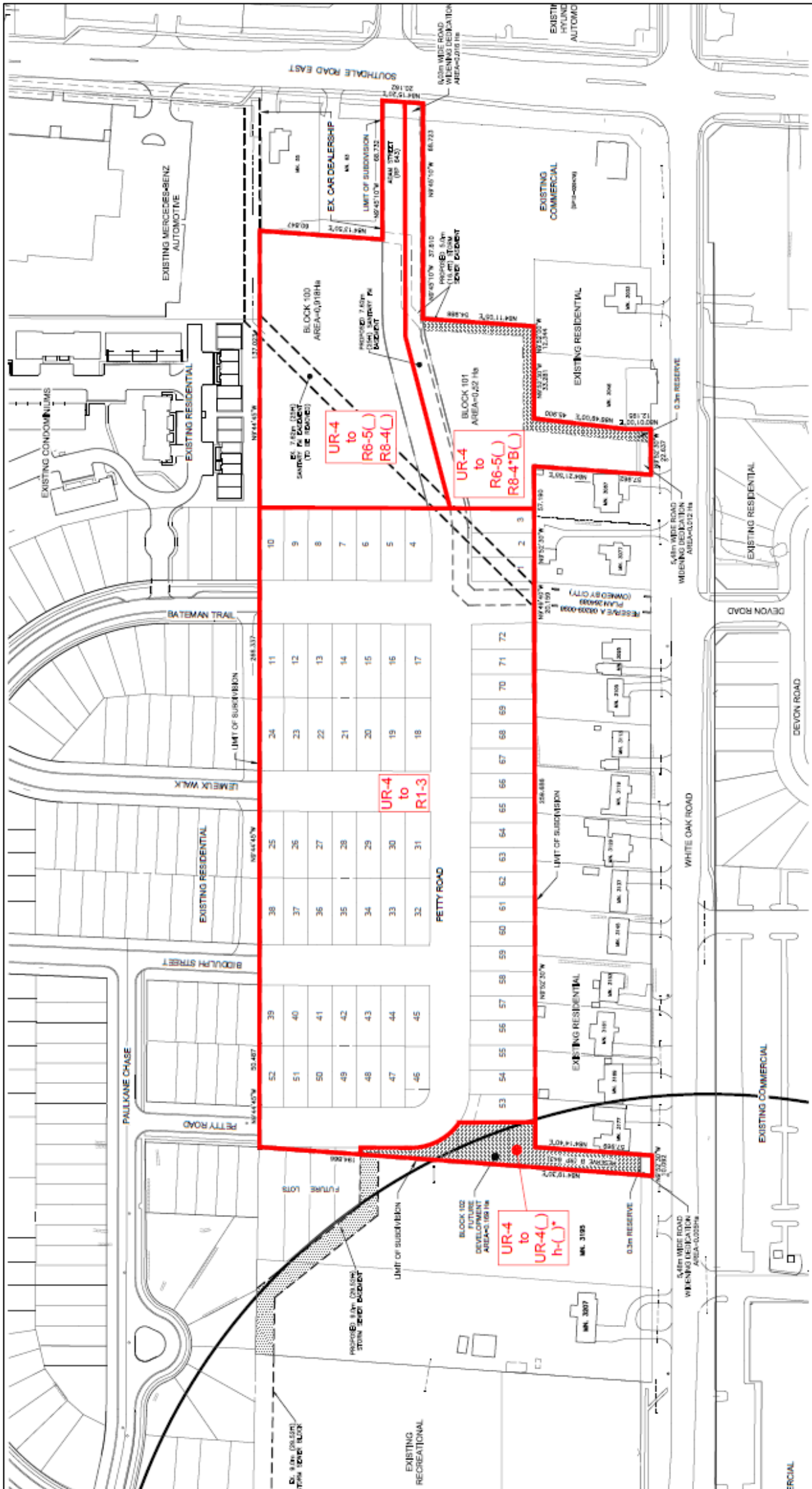
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Requested Plan of Subdivision



The above image represents the applicant's proposal as submitted and may change.

Requested Zoning



The above image represents the applicant's proposal as submitted and may change.

CONCEPTUAL SUBDIVISION LAYOUT

RESIDENTIAL LOTS AND MULTIPLE-UNIT BLOCK CONCEPTS (BLOCKS 100 AND 101)



Proposed Subdivision Layout

The above image represents the applicant's proposal as submitted and may change.

CONCEPTUAL RENDERING

LOTS 1 TO 72



PRELIMINARY DESIGN CONCEPT

CLUSTER TOWNHOUSING LAYOUT (BLOCK 100)



CONCEPTUAL BUILDING FORM

LOW-RISE APARTMENT (BLOCK 101)



Conceptual Renderings

The above images represent the applicant's proposal as submitted and may change.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Priority Levels on the Register (Inventory of Heritage Resources)
Meeting on: Wednesday January 9, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the priority levels on the Register (Inventory of Heritage Resource) **BE REMOVED**.

Executive Summary

The provisions of the *Ontario Heritage Act* enable Municipal Council to include properties that are not designated but that it believes to be of cultural heritage value on its Register. Municipal Council has availed of this general approach since the 1990s, and the *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007.

Municipal Council, with the recommendation of the London Advisory Committee on Heritage (LACH), adds a property to the Register (*Inventory of Heritage Resources*) that it considers worthy of further cultural heritage considerations.

Priority levels have been assigned to properties listed on the Register since the 1990s. Since then, both the approach to heritage conservation and the legislative framework of the *Ontario Heritage Act* has evolved. Mandated criteria are now used to determine if a property is a significant cultural heritage resource that merits designation under the *Ontario Heritage Act*. Properties are now added to the Register by Municipal Council with the belief that they may meet the criteria for designation, however further research and evaluation is required. Priority levels no longer serve a critical function to the Register and should be removed.

Background

1.0 Introduction

The Register (*Inventory of Heritage Resources*) is an essential resource used by staff and the public to identify the cultural heritage status of properties in the City of London. The first Municipal Council-adopted *Inventory of Heritage Resources* was created in 1991, and was compiled from previous inventories dating back to the 1970s. The *Inventory of Heritage Resources* was reviewed and revised in 1997 to include newly annexed areas of the City of London. In 2005-2006, Municipal Council adopted the revised *Inventory of Heritage Resources*. The *Inventory of Heritage Resources* (2006) in its entirety was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007.

The cultural heritage status of properties within the City of London is mapped on the City's CityMap web application in the "Heritage Conservation Districts and Properties" layer. In addition to mapping properties of cultural heritage value, it has been the local convention to publish a printed copy of the *Inventory of Heritage Resources*. The last published copy of the *Inventory of Heritage Resources* dates to 2006 and is available for downloading off the City's website. While CityMap has been maintained, staff are working to publish an updated version of the Register (*Inventory of Heritage Resources*).

1.1 Previous Reports

October 3, 1988. Resolution of Municipal Council regarding the “Inventory of Buildings of Interest in the City of London.”

May 15, 1989. Resolution of Municipal Council regarding establishing priority levels for the protection of heritage resources.

August 6, 1991. Resolution of Municipal Council regarding approval of the Heritage Resources Inventory.

June 23, 1997. Resolution of Municipal Council regarding approval of the Inventory of Heritage Resources.

December 11, 2006. Report to Planning Committee. Revised Inventory of Heritage Resources.

February 12, 2007. Report to Planning Committee. *Inventory of Heritage Resources adopted as a Guideline Document within Section 19.2.2 of the Official Plan.*

March 19, 2007. Report to Planning Committee. *Adding the Heritage Inventory to the Heritage Register.*

March 26, 2007. Resolution from Municipal Council regarding the addition of the Inventory of Heritage Resources to the Register of Property of Cultural Heritage Value or Interest in accordance with Section 27 of the *Ontario Heritage Act*.

September 12, 2018. Report to the London Advisory Committee on Heritage. “Removal of Properties from the Register.” (Housekeeping Report).

2.0 Legislative/Policy Framework

2.1 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that the Clerk of every municipality to keep a Register of properties that are of cultural heritage value or interest located within the municipality. This includes heritage designated properties.

In addition, Section 27(1.2) of the *Ontario Heritage Act* enables a Municipal Council to include properties that it believes to be of cultural heritage value or interest, but are not designated under the *Ontario Heritage Act*, on its Register. These properties are commonly referred to as “heritage listed properties.”

The Ministry of Tourism, Culture and Sport (2016) has highlighted a number of benefits of including properties on a municipal Register, including but not limited to:

- Recognizes properties of cultural heritage value or interest in the community;
- Demonstrates a municipal council’s commitment to conserve cultural heritage resources;
- Enhances knowledge and understanding of the community’s cultural heritage;
- Provides a database of properties of cultural heritage value or interest for land use planners, property owners, developers, the tourism industry, educators, and the general public;
- Should be consulted by municipal decision makers when reviewing development proposals or permit applications; and,
- Provides interim protection from demolition.

To include a heritage listed property on the Register, a municipal council, in consultation with its municipal heritage committee, believe that a property has cultural heritage value or interest. The Ministry of Tourism, Culture and Sport (2016) notes that detailed research and evaluation of the property are not required to add it to a municipal Register. Property owner consultation or consent is not required to add a property to the Register pursuant to Section 27 of the *Ontario Heritage Act*.

2.2 Official Plan

Policy 13.2.1, *Official Plan* – Inventory of Properties of Cultural Heritage Value or Interest

Council, through its London Advisory Committee on Heritage (LACH) as provided for in Section 13.6.1, will prepare and maintain a descriptive inventory of properties of cultural heritage value or interest within the City of London. The Inventory will establish priority levels for the protection of each heritage resource based on a set of established criteria relating to the importance of heritage resources. The location of properties included in the descriptive inventory of heritage resources will be identified in a guideline document as provided for in Section 19.2.2 of this Plan (Subsection 13.2.1 amended by OPA No. 88 – OMB Order No. 2314 – approved 99/12/23) (Section 13.2.1 amended by OPA 438 and Ministry Mod. #32 Dec. 17/09).

Through the Official Plan Review process of Vision '96, policy was included in the *Official Plan* regarding the *Inventory of Heritage Resources*. Policy 13. 2.1 required the *Inventory of Heritage Resources* to “establish priority levels for the protection of each heritage resource based on a set of established criteria relating to the important of heritage resource.”

2.3 The London Plan

Policy 557_, *The London Plan* - The Register of Cultural Heritage Resources

In accordance with the Ontario Heritage Act, City Council, in consultation with the London Advisory Committee on Heritage (LACH), will prepare and maintain a Register listing properties of cultural heritage value or interest. The Register may also be known as the City of London Inventory of Heritage Resources. In addition to identifying properties designated under the Ontario Heritage Act, the Register may include properties that are not designated by that Council believes to be of cultural heritage value or interest.

The policies of *The London Plan* enable the preparation and maintenance of the *Register of Cultural Heritage Resources* (also known as the *Inventory of Heritage Resources*), but not priority levels.

3.0 Register (Inventory of Heritage Resources)

Efforts to prepare inventories of properties of cultural heritage value in London date back to the 1970s. In 1988, this resulted in the *Inventory of Buildings of Interest in the City of London*, which was “received and recognized by the City of London as the initial unprioritized listing of existing buildings or architectural and historical value” by Municipal Council. The *Inventory of Buildings of Interest in the City of London* was geographically limited the Thames River, Oxford Street East, and Adelaide Street North, with the intention of expanding the area over time.

At its meeting on May 15, 1989, Municipal Council directed the Local Architectural Conservation Advisory Committee (LACAC; precursor to the London Advisory Committee on Heritage, the City of London’s Municipal Heritage Committee) to “establish priority levels for the protection of heritage resources including, or to be included, in the inventory.” That direction resulted in the preparation of *Discussion Paper: Inventory of Heritage Resources: Format and Prioritization* (1990). The *Discussion Paper* provided an overview of the process of developing the *Inventory of Heritage Resources*, including suggested guidance on the prioritization and evaluation of resources using standardized criteria.

Recognizing that all properties included on the *Inventory of Heritage Resources* have some architectural, historic, or contextual importance, determining priority levels was intended as a means of assessing the value of heritage resources. Categories of Priority 1, 2, 3, and 4 were developed. It was initially considered that A, B, and C rankings be used, however it was felt that school grades could be implied and potential assumptions that anything below a Grade A was expendable. Likewise, scoring was also dispensed. Categories were preferred as a property scoring 74 may not differ

substantially from a property scoring 69 but could be treated differently. Priority 1 would be assigned to properties of “major significance”; Priority 2 would be assigned to properties of “importance”; Priority 3 would be assigned to properties of “value as part of environment”; and Priority 4 would be assigned to properties “of little importance.” The terms significant, importance, and value were not defined.

In the *Inventory of Heritage Resources* (1991), Priority 1, 2, 3, and 4 were used (Appendix A). It noted that, “Priority One buildings deserve more consideration, have greater precedence and require more stringent intervention, while Priority Four buildings do not require such a rigorous response and may only require photographic documentation should they be demolished.” By the *Inventory of Heritage Resources* (1998), Priority 4 properties had become Priority 9 properties, which was then restricted to buildings in a Heritage Conservation District which individually have little or no heritage value (non-contributing) (see Appendix A). Priority levels continued to evolve in the *Inventory of Heritage* (see Appendix A).

Priority ratings were not formalized beyond the descriptions that were included in the *Inventory of Heritage Resources* document that was approved by Municipal Council in 1991. At the time, the *Inventory of Heritage Resources* was characterized as having no legal status; nonetheless, it was considered to be an indicator of community interest in the heritage resource. Priority levels were described, however no evaluation criteria were included.

At its meeting on March 26, 2007, Municipal Council adopted the *Inventory of Heritage Resources* as its Register pursuant to Section 27 of the *Ontario Heritage Act*. This action took advantage of new provisions of the *Ontario Heritage Act* established in 2005 which provided a 60-day delay in the issuance of a demolition permit for a property listed on the Register. This 60-day period is intended to provide the City time to determine if the property is of significant cultural heritage value and merits designation under the *Ontario Heritage Act*.

In addition to this new provision of the *Ontario Heritage Act* that provided the 60-day delay in the issuance of a demolition permit for a heritage listed property in 2005 and the adoption of the *Inventory of Heritage Resources* as the Register in 2007, the Province established minimum criteria for determining cultural heritage value or interest in Ontario Regulation 9/06 (O. Reg. 9/06, Appendix B). Moving away from historical value or architectural value of the old *Ontario Heritage Act*, the criteria of O. Reg. 9/06 were intended to be more inclusive of broadened values attributed to cultural heritage resources. This reinforced a shift to values-based heritage conservation in Ontario.

Analysis

From its origins, the *Inventory of Heritage Resources* has always noted that further historical research and evaluation is required to designate a property under the *Ontario Heritage Act*. Information included on the *Inventory of Heritage Resources* for heritage listed properties complies with the minimum requirements of the *Ontario Heritage Act* by providing a description to readily ascertain the property (its address). The application of priority levels, however, has been inconsistent in the history of the *Inventory of Heritage Resources*. Most properties included on the Register do not have evaluation sheets (or equivalent) that can document the priority level that was assigned. The assigned priority level often reflects a perceived value of a property at the time it was added to the Register (*Inventory of Heritage Resources*).

A survey of Heritage Planners in Ontario was undertaken to identify best practice and obtain insight from other communities. The survey results informed this analysis and are presented in Appendix C.

A number of issues/matters related to the prioritization of properties on the Register have been identified:

- Absence of evaluation criteria for the application of priority levels/inconsistent use of priority levels;

- Assigned priority level does not change review process when a demolition request is received;
- Confusion created from priority levels of the *Inventory of Heritage Resources* and the ranking of an Heritage Conservation District Plan;
- Bias towards architectural or physical criteria, at the potential expense of contextual or historical criteria; and,
- Perceptions that only Priority 1 resources are worth conserving.

While priority levels are described in the *Inventory of Heritage Resources*, no evaluation criteria to determine the appropriate priority are included. The original “category” approach of the priorities has been eroded over time. Most properties added to the Register by resolution of Municipal Council are added because it is believed that they have potential cultural heritage value. These properties have generally not been subject to a comprehensive evaluation of their cultural heritage value, but have demonstrated sufficient potential to warrant further consideration and are often characterized as being “of interest” from a cultural heritage perspective. A recent example of this are the 347 properties that were added to the Register by Municipal Council, with the advice of the LACH, arising from the Cultural Heritage Screening Report (CHSR) prepared for Rapid Transit. These properties were identified as potential cultural heritage resources by the CHSR, but were not individually evaluated or assigned a priority level.

The Council Policy Manual describes the process by which a demolition request for a heritage listed property is considered by Municipal Council. All properties listed on the Register are afforded the same process and consideration, which includes an evaluation using the criteria of O. Reg. 9/06 to determine if the property is a significant cultural heritage resources that merits designation under the *Ontario Heritage Act*. The assigned priority of a property does not affect this process.

Confusion has emerged from multiple priority and ranking systems applicable to some properties. For a property included on the Register that is now part of a Heritage Conservation District, the property could have both a prioritization and a ranking. For example, 485 English Street is an A-Ranked property in the *Old East Heritage Conservation District Plan* but is a Priority 2 property on the *Inventory of Heritage Resources*. The property at 535 Colborne Street is an A-Ranked property by the *West Woodfield Heritage Conservation District Plan* but is a Priority 3 property on the *Inventory of Heritage Resources*. The property at 2096 Wonderland Road North is another example; the property was initially listed as a Priority 1 resource, but was later changed to a Priority 2 resource, and was recently designated under Part IV of the *Ontario Heritage Act*. Conversely, the property at 4100 Glanworth Road was a Priority 1 resource but was determined to not meet the criteria of O. Reg. 9/06. Assigned priorities often have the impact of confusing the cultural heritage value attributed to a property or resource without having the benefit of a comprehensive evaluation or research to substantiate.

All properties included on the Register are believed to have some cultural heritage value. Through their listing on the Register by Municipal Council, properties are flagged for further consideration. This can result in their removal from the Register if found to not meet the criteria for designation prescribed in O. Reg. 9/06.

Elimination of the priority levels from the Register would not preclude the LACH or its sub-committees from establishing its own “priority list” of properties that it was pursuing research or designation.

5.0 Conclusion

Priority levels should be removed from the Register. The application of priority levels is not consistently supported by research and evaluation to apply the suitable priority level, resulting in the uneven application of this system as well as perceptions or assumptions about the cultural heritage value of a property. The use of a prioritization or scoring system is not considered to be best practice and it has no basis under the current legislation.

The cultural heritage protection afforded to a heritage listed property is a 60-day delay in the issuance of a demolition permit; all heritage listed properties are afforded the same process and consideration when a demolition request is received despite what their assigned priority level may be. The 60-day delay is intended to provide time to undertake an evaluation of the property and to pursue designation if warranted.

Municipal Council should continue to add properties to the Register as a flag – signaling that these properties are believed to be of potential cultural heritage value and merit further consideration. The application of priority levels are not required in order for a property to be added to the Register and should be removed.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning & Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

December 20, 2018
KG/

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Appendix

Appendix A – Description of Priority Levels on the *Inventory of Heritage Resources* (1991, 1998, 2006)

Appendix B – Ontario Regulation 9/06

Appendix C – Survey Results of Best Practice in Ontario

Sources

“Inventory Status Report to Planning Committee.” March 25, 1991.

Gladysz, Mark. *Discussion Paper: Inventory of Heritage Resources: Format and Prioritization*. Local Architectural Conservation Advisory Committee. April 19, 1990.

Ministry of Tourism, Culture and Sport. *InfoSheet: The Municipal Register of Heritage Properties*. 2016.

Appendix A – Description of Priority Levels on the *Inventory of Heritage Resources (1991, 1998, 2006)*

Inventory of Heritage Resources (1991)

Section 4.0 Priority Levels

*Priority levels indicate and justify the value of heritage resources as objectively as possible. Structures are generally assessed using a numeric grading formula and the buildings fall into one of several categories. All buildings listed in the *Inventory of Heritage Resources* have already been screened and represent the most interesting 2% of the city's building stock. Therefore, all listed buildings have architectural, historical or contextual importance.*

Priorities can also indicate the degree of change that should be allowed to a structure. Generally, the most important structures should be protected and restored as far as practical, whereas less important structures could have a greater degree of flexibility to accommodate changes in personal taste, land-use, market conditions, etc.

Priority levels of heritage resources in London should be based on the following principles:

- 1. All buildings should be assessed according to standardized evaluation criteria.*
- 2. Preservation of heritage structures should reflect every aspect of a community's history. It should be concerned with buildings in less affluent areas as well as those in more affluent areas. Buildings should be evaluated in relation to their importance within their own neighbourhood (or area).*
- 3. It is recommended that the categories of heritage resource be referred to as Priority One, Two, Three or Four. Priority One buildings deserve more consideration, have greater precedence and require more stringent intervention, while Priority Four buildings do not require such a rigorous response and may only require photographic documentation should they be demolished.*
- 4. It is inappropriate to draw fine distinctions between evaluated buildings with different numeric scores. An evaluated building with a score of 74 is not significantly "better" than a building with a score of 69, because both buildings would likely be in the same category (Priority Two). It is appropriate, however, to infer that there is a qualitative difference between buildings in different categories.*

Section 4.1 City of London's Heritage Categories for Built Form

Priority One

These buildings are London's prime heritage buildings worthy of individual designation under Part IV of the Ontario Heritage Act, based on their architectural and/or historic value. These buildings have otherwise been designated under Part V of the Ontario Heritage Act, as part of a heritage district.

In general, repair and maintenance of the exterior and listed interior features of these structures should be the only work permitted. Significant alterations, deletions, and additions to these buildings is considered inappropriate.

Priority Two

Priority Two buildings also have significant architectural and/or historical value. In potential heritage districts, they are integral heritage components of areas and, collectively, they prove responsible for its character. Like Priority One buildings, those in the Priority Two usually warrant individual designation under Part IV of the Ontario Heritage Act.

Sympathetic alterations and/or additions to the exterior and to listed interior elements may be allowed in order to maintain the economic viability of the structure.

Priority Three

Priority Three buildings in a heritage district are heritage components of the area and contribute to its overall heritage identity. Outside of heritage districts these buildings exhibit good design elements or demonstrate building forms that were significant in London's architectural development. They may warrant individual designation.

Exterior alterations are permitted where deemed appropriate.

Priority Four

Priority Four buildings are of minor heritage value but are located in potential heritage districts. If demolished, the buildings may warrant photographic documentation.

Inventory of Heritage Resources (1998)

Section 4.0 Priority Levels

Priority levels indicate and justify the heritage value of the resource as objectively as possible. Buildings are generally assessed using a numeric grading formula and fall into one of several categories. All buildings listed in the Inventory of Heritage Resources have already been screened and represent the most valuable of the City's building stock. Therefore, all listed buildings have architectural, historical or contextual importance.

Priorities can also indicate the degree of change that should be allowed to a structure. The most important structures should be protected and restored as far as practical.

Priority levels of heritage resources in London are based on the following principles:

- 1. All buildings are assessed according to standardized evaluation criteria.*
- 2. Preservation of heritage resources should reflect every aspect of a community's history. It should be concerned with buildings in less affluent areas as well as those in more affluent areas. Buildings are evaluated in relation to their importance within their own neighbourhood (or area).*
- 3. The categories of heritage resources are referred to as Priority One, Two, Three, or Nine. Priority One buildings deserve more consideration, have greater precedence and require more stringent intervention, while Priority Three buildings do not require such a rigorous response and may only require photographic documentation should they be demolished.*

***Priority 1** buildings are London's most important heritage structures and all merit designation under Part IV of the Ontario Heritage Act. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing or financial advantages and, if necessary, may be designated without owner's consent. This group includes not only landmark buildings and buildings in pristine condition, but also less well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible.*

***Priority 2** buildings warrant designation under Part IV of the Ontario Heritage Act on application by owner. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing, or financial advantages.*

***Priority 3** buildings may warrant designation as part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a heritage conservation district designated under Part V of the Act, even though these buildings are seldom worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.*

***Priority 9** is restricted to buildings in heritage conservation districts which individually have little or no heritage value.*

Inventory of Heritage Resources (2006)

Section 4.0 Priority Levels

Priority levels indicate and justify the heritage value of the resources as objectively as possible. Buildings are generally assessed using a numeric grading formula and fall into one of four categories. All buildings listed in the Inventory of Heritage Resources have already been screened and represent the most valuable of the City's building stock. Therefore, all listed buildings have architectural, historical, and/or contextual importance.

Priorities can also indicate the degree of change that should be allowed to a structure. The most important structures should be protected and restored as far as practical.

Priority levels of heritage resources in London are based on the following principles:

- i. All buildings are assessed according to standardized evaluation criteria*
- ii. Preservation of heritage resources should reflect every aspect of a community's history. It should be concerned with buildings in less affluent areas as well with those in more affluent areas. Buildings are evaluated in relation to their importance within their own neighbourhood (or area).*
- iii. The categories of heritage resources are referred to as Priority One, Two, Three or Nine. Priority One buildings deserve more consideration, have greater precedence and require more stringent intervention, while Priority Three buildings may not require such a rigorous response.*

Priority 1 buildings are London's most important heritage structures and all merit designation under Part IV of the Ontario Heritage Act. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing or financial advantage and may be designated without the owner's consent. This group includes not only landmark buildings and buildings in pristine condition, but also lesser well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible.

Priority 2 buildings merit evaluation for designation under Part IV of the Ontario Heritage Act. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages.

Priority 3 buildings may merit designation as part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are often not worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

Priority 9 is restricted to buildings in Heritage Conservation Districts which individually have little or no heritage value.

Appendix B – Ontario Regulation 9/06

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

Appendix C – Survey Results of Best Practice in Ontario

A survey was distributed to Heritage Planners in Ontario to identify benchmarks and best practice in other communities in the management of heritage listed properties included on a Register pursuant to Section 27 of the *Ontario Heritage Act*. In total, eighteen responses were received.

Municipalities:

- City of Kingston
- Municipality of Trent Hills
- City of Windsor
- City of Markham
- Town of Niagara-on-the-Lake
- City of Pickering
- City of Peterborough
- City of Burlington
- Town of Ajax
- Town of Oakville
- City of Vaughn
- City of Hamilton
- Town of Richmond Hill
- City of Toronto
- Municipality of Port Hope
- Region of Waterloo
- Township of North Dumfries
- Town of Cobourg

Seventeen of the eighteen respondent municipalities maintain a register pursuant to Section 27 of the *Ontario Heritage Act*. In some municipalities, the Register is maintained by the Clerk or the Heritage Planner (and some jointly), whereas the Municipal Heritage Committee maintain the Register in other municipalities. Some municipalities had no heritage listed properties (non-designated properties) included on the Register, whereas other municipalities had over 30,000 heritage listed properties included on their Register.

The majority of municipalities use the criteria of O. Reg. 9/06 to determine the eligibility of a property to be added to their Register. Some municipalities have additional criteria that are considered in addition to the criteria of O. Reg. 9/06. Evaluations to determine a property's eligibility for inclusion on the Register focuses on the property's potential for cultural heritage value pursuant to the criteria of O. Reg. 9/06, often stopping short of a comprehensive evaluation of the property. Four of the eighteen municipalities rely on the belief of Municipal Council to add a property to the Register, which could be informed by a belief in the property's potential to meet the criteria of O. Reg. 9/06.

None of the municipalities surveyed indicated that properties listed on their Register are ranked, prioritized, or scored. In comments received, it was characterized as an older methodology that prioritized age of a structure and its architectural merits, often at the expense of broader cultural heritage values recognized today. General trends in heritage conservation discourage scoring properties.

Many municipalities noted legacy issues with ranking, prioritizing, or scoring properties. One Heritage Planner noted:

We used to score or rank through a process called the Built Heritage Evaluation (BHE). However, in 2016, we decided against further use of the form. It prioritized very few buildings and would sometimes even screen out culturally significant properties from having a high enough "value" because it wasn't old enough or unique enough in architecture. Many modest heritage buildings in HCDs were lost in this fashion. Another example of the form's problems was how

it graded according to age - anything from before 1820 the highest points, but anything from 1821-1850 would start at a significantly "lesser" value. However, the [REDACTED] history has many settlements with a later founding date because gradual settlement of the area prior to 1880's. This does not make them any less significant locally, but it was used by anti-conservation individuals as "proof" to not conserve. Basically, what was meant to be a tool in the late 1990's to identify potential heritage properties, became a weapon. Now, we use Ont. Reg. 9/06 because it better allows us to see a property in context, although we are still having problems with borderline heritage properties in our HCDs.

The only cultural heritage protection afforded to a property listed on a Register pursuant to Section 27 of the *Ontario Heritage Act* was a 60-day delay in the issuance of a demolition permit. The 60-day delay is intended to provide time to undertake an evaluation of the property and to pursue designation and protection if warranted. Identifying a property as a lower priority could be problematic if found to have more significant or different cultural heritage value than originally anticipated (or vice versa) through more detailed research and evaluation. Generally, most municipalities list properties on the Register as "of interest" and undertake detailed evaluation when under threat of demolition or a designation is requested.

Because heritage approvals are not required by most municipalities to alter a heritage listed property, ranking or prioritization could be affected by alterations to a property. Ranking or prioritization would require re-assessment to maintain its validity over time.

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

462-472 Springbank Drive



File: OZ-8995

Applicant: Atlas Springbank Developments Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 9-storey L-shaped mixed used apartment building
- 211 residential units
- Commercial uses at grade

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 25, 2019**

Mike Corby

mcorby@london.ca

519-661-CITY (2489) ext. 4657

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-8995

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Stephen Turner

sturner@london.ca

519-661-CITY (2489) ext. 4011

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To change the designation of the property from Office Area to Multi-Family, High Density Residential to permit low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses.

Requested Zoning By-law Amendment

To change the zoning from a Holding Office Special Provision (h-11*OF5(4) Zone to a Residential Bonus/Arterial Commercial Special Provision (R9-7*B(_)/AC2(2) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Holding Office Special Provision (h-11*OF5(4))

Permitted Uses: convenience stores, pharmacies, restaurants eat-in, clinics, medical/dental offices, medical/dental laboratories, offices

Special Provision(s): i) Total Gross Floor Area: 3,900 square metres (Maximum) (41,979 square feet); ii) Parking Spaces: 210 Spaces (Minimum); iii) Front Yard Depth: 3.0 metres (9.8 feet)(Minimum)

Height: 19 metres

Requested Zoning

Zone: Residential Bonus/Arterial Commercial Special Provision (R9-7*B(_)/AC2(2))

Permitted Uses: A wide range of medium and higher density residential developments in the form of apartment buildings and a mix of small scale retail, office, personal service and automotive uses.

Special Provision: The requested special provisions include: additional permitted uses: i) financial institutions; ii) eat-in restaurants; iii) retail stores; iv) food stores; v) automobile service stations; vi) gas bars. Regulations: i) restaurants, financial institutions, retail stores and food stores shall comply with the regulations of the AC4 Zone variation; ii) automobile service stations and gas bars shall comply with the regulations of the AC5 Zone variation.

Bonus Zone: The bonus zone would permit a residential density of 300uph and maximum height of 32 metres in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Other provisions such as setbacks and a parking reduction may also be considered through the re-zoning process as part of the bonus zone.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Office Area in the Official Plan, which permits offices within purpose-designed office buildings, and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; daycare centres; pharmacies; laboratories; and clinics as the main uses.

The subject lands are in the Urban Corridor Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

[delete this paragraph if not applicable]

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

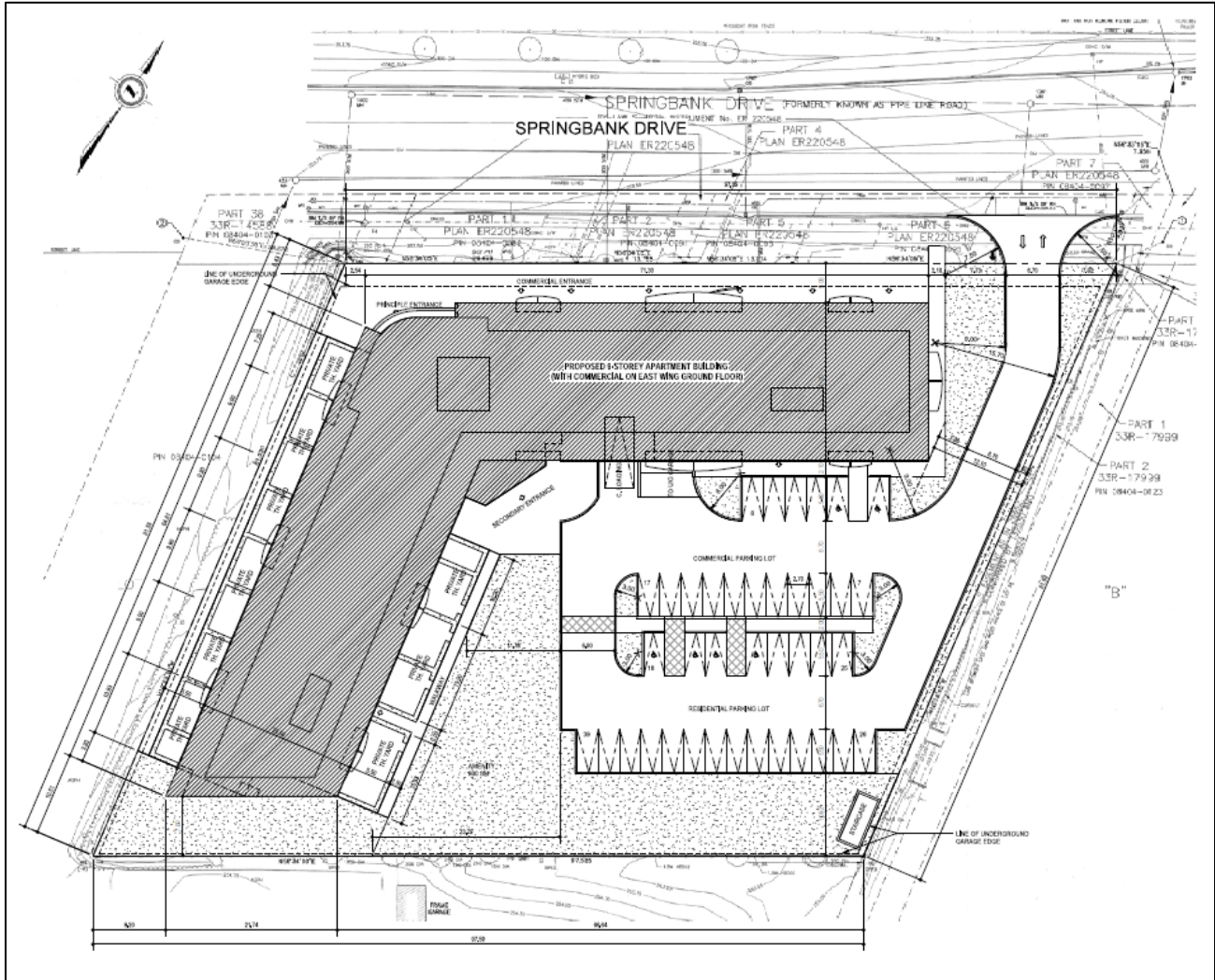
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



The above image represents the applicant's proposal as submitted and may change.

Building Renderings



SOUTH-EAST VIEW



NORTH-WEST VIEW

The above images represent the applicant's proposal as submitted and may change.

Heritage Impact Statement

462, 468, 470, & 472 Springbank Drive

Atlas Group of Companies



December 4, 2018



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SECTION 6 – ANALYSIS AND MITIGATION

- 6.1 Provincial Policy Statement 2014
- 6.2 The London Plan
- 6.3 Official Plan
- 6.4 Ontario Heritage Tool Kit

SECTION 7 – CONCLUSION

APPENDIX 1

SOURCES

SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Statement

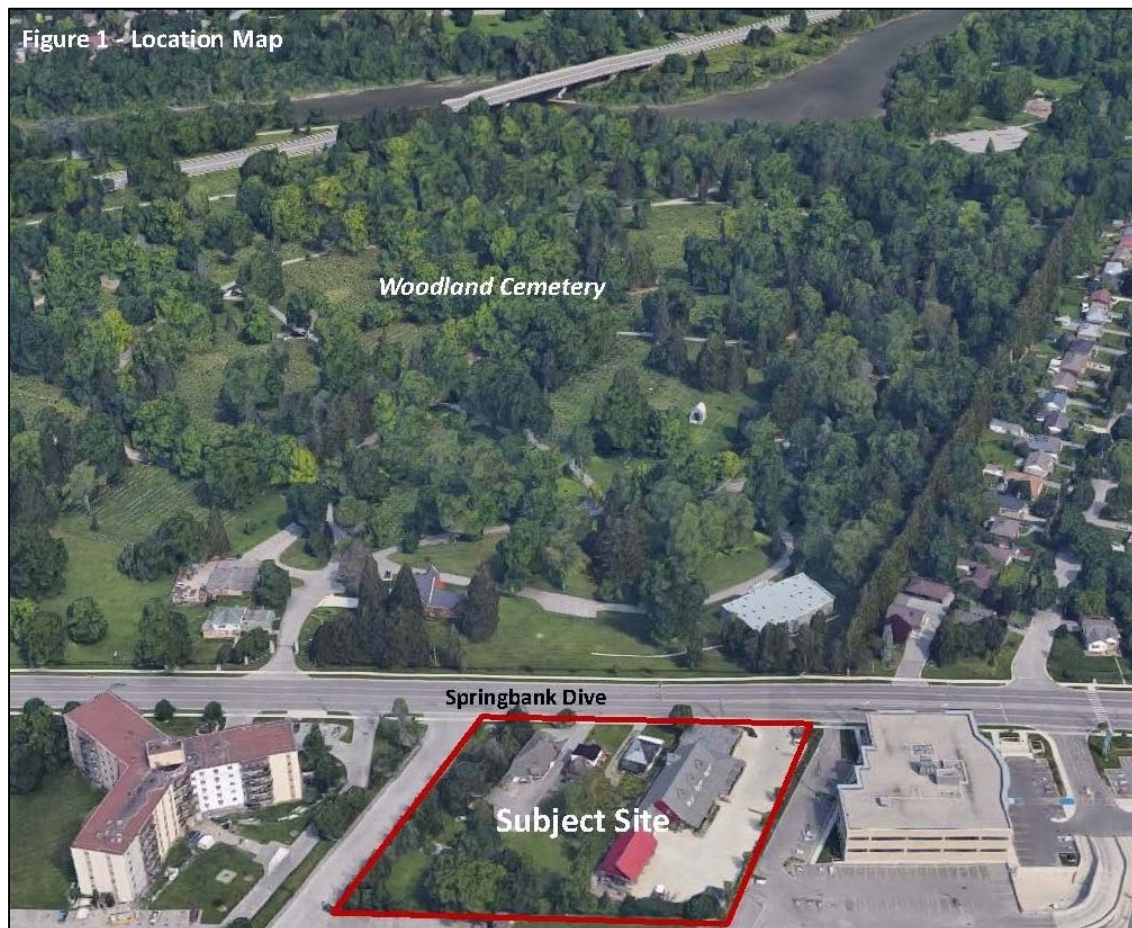
The subject lands are located at 462, 468, 470 & 472 Springbank Drive and are adjacent to a property listed on the municipal register of heritage properties ("Register").

A Heritage Impact Statement is required for London Plan Policy 586 which states if a property is adjacent to properties listed on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the properties listed on the Register are conserved.

SECTION 2 – SUBJECT SITE

2.1 Subject Site

The subject lands are an irregular parcel located on the south side of Springbank Drive, between Berkshire Drive and Kernohan Parkway, and are comprised of four separate parcels, being 462, 468, 470 and 472 Springbank Drive. These parcels total 7,346 sq.m (79,072 sq.ft) in area with a lot frontage of 97.8 m (320.9 ft) (Figure 1). Three of the parcels currently contain single detached dwellings, although one of the dwellings, at 472 Springbank Drive, is used for office purposes. The largest parcel, at 462 Springbank Drive, is the current location for the Springbank Garden Centre.



SECTION 3 – MUNICIPAL REGISTER OF HERITAGE PROPERTIES

The municipal register of heritage properties must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the Ontario Heritage Act.

The Ontario Heritage Act (subsection 27(1.2)) also allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The municipal register is an important tool in planning for the conservation of heritage properties and provides interim protection from demolition.

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation. In many cases, listed (non-designated) properties are candidates for protection under section 29 of the Ontario Heritage Act.

These require further research and an assessment using a more comprehensive evaluation that is consistent with Ontario Regulation 9/06 prescribing criteria for determining property of cultural heritage value or interest. Although listing non-designated properties does not offer any protection under the Ontario Heritage Act, Section 2 of the Provincial Policy Statement of the Planning Act acknowledges listed properties.

The subject lands are not designated under the Ontario Heritage Act or listed as a non-designated property.

3.1 Adjacent Properties designated under Part IV of the Ontario Heritage Act

The subject lands are not adjacent to properties designated under the Ontario Heritage Act.

3.2 Adjacent Non-designated Properties

The subject lands are adjacent to Woodland Cemetery, 493 Springbank Drive, a listed non-designated property (See Figure 1).

The 56 acres of land located on the banks of the Thames River got its name “Woodland” from the previous owner William Blinn, who referred to the area as “Woodland Park”. The cemetery, originally in Westminster Township, was established in 1878 upon closure of the former St. Paul’s Anglican Cemetery, located at the site known as Queens Park at the present Western Fair grounds on Dundas Street near Rectory Street.

Woodland Cemetery is an excellent example of the evolution and development of funeralization and memorialisation. Woodland contains examples from the elegant and majestic monuments of the mid-Victorian era, to the pragmatic and conservative stones of the post World War I Edwardian era, the “Park Style” trends of flat markers and monuments following World War II, to

the columbarium and cremation garden projects marking the increase in popularity of cremation from the 1960's to modern times.

Some notable buildings and structures:

- The north boundary of the cemetery contains some of the original steps and stone walls that once lead to the wharf and was the only access to the cemetery until Springbank Drive was built;
- Woodland Cemetery was the first in London to erect a private mausoleum. Designed by the architectural firm of Moore and Henry, the granite mausoleum was commissioned by Robert Fulford in memory of his wife Annie Pixley and their son Thomas;
- Three hillside vaults, built in the early 1880's, are memorials to 3 prominent merchants of London; C.P Smith, Charles T. Priddis, George S. Birrell, and their families;
- The Chapel of the Ascension, built in 1920 and designed by Albert H. McPhail of Windsor, was London's first public mausoleum;
- London's first crematorium was built in Woodland, and was in operation by 1964. It was designed to look like an old English stone chapel;
- The current gates located on Springbank Drive were constructed out of sandstone and wrought iron in 1900. The name "Woodland Cemetery" and the date it was established were later inscribed in the pillars. These gates are not the original ones to the cemetery.

Woodland Cemetery contains the burial sites and monuments of many notable Londoners. Some of these include: Reverend Benjamin Cronyn, John Harris, Amelia Harris, John Hayman, Henry Hayman, Charles Hyman, John Kinder Labatt, John McClary and John W.C. Meredith.

Other notable burial sites and monuments include:

- The first man buried in Woodland was a harness maker, Charles Dunn, on December 5, 1879;
- The Railway Monument was originally located in St. Paul's Cemetery at Dundas and Rectory Street and was moved to Woodland in the 1880's;
- London's greatest loss of life in a single day was on May 24, 1881 when the steam boat "The Victoria" sank. Approximately 183 people died; 50 of the victims are buried in Woodland;
- The Veteran's plot was laid out over a quiet wooded slope in 1939;
- St. James Cemetery, one of London's oldest cemeteries, also known as the Scottish Burial Ground, was closed in 1955 and 600 graves of pioneers were moved to Woodland.

Notable features of general markers and monuments:

- Placement of markers and monuments;
- The variety of styles, materials and symbolism represented in the markers and monuments;
- The range of size and complexity of markers and monuments from modest to elaborate.

The natural setting of Woodland Cemetery is a significant feature of the property. The evolution of the scenic atmosphere continues to grow and change but is a significant part of the cemetery's character.

Notable landscape components of the cemetery include:

- Historic rural location within the former Westminster Township;
- Original design and layout of the cemetery;
- Original access at north boundary and relationship with the Thames River;
- Original curvilinear pathway network;
- Natural "Rolling" topography;
- Wildlife and habitat;
- Vegetation which includes:
 - Historic method of buffering using plantings of trees and hedges along boundary (east most prominent);
 - Trees pattern along pathways;
 - Pattern of trees throughout burials;
 - Mature trees:
 - Black and Sugar Maple;
 - Magnolia;
 - Black Walnut;
 - Norway and Black Spruce;
 - Basswood;
 - Honeylocust;
 - Hackberry;
 - White Cedar.
- The original London Street Railway (London – Byron rail link) across the north property line of the cemetery. Today it is a part of the Terry Fox Parkway Trail;
- The spatial relationship of burials, monuments, buildings and structures within the natural setting.

See Appendix 1 for some images of notable features.

SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act "*provides policy direction on matters of provincial interest related to land use planning*" in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

*"Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."* Section 2.6.3

6.0 PPS Definitions:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Significant (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

Heritage attributes means *the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

4.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject of several appeals to the Local Planning Appeal Tribunal (LPAT). Notwithstanding, consideration must be given to the following Cultural Heritage policies:

565 *"New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes."* (Under Appeal)

586 *"The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. (In Effect)*

4.3 City of London Official Plan

Since policy 565 is subject to an appeal at LPAT and is not in force, Section 13 of the existing in force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London. Consideration was given to the following policies in the Official Plan:

Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands

“Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.”

4.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property’s cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 5 – PROPOSED DEVELOPMENT

The subject lands are proposed to be redeveloped for a 9-storey, 211-unit mixed-use apartment building with commercial units at grade, and underground parking. The design goal of the building is to strengthen the streetscape along Springbank Drive, with a public/private forecourt, supporting the commercial uses, and enhancing the pedestrian environment. The proposed building will have a high level of architectural and urban design creating a focal feature along Springbank Drive.

The building contains a mix of one, two, and two plus den bedroom units. Ground floor units have private outdoor amenity areas, and a large common outdoor amenity area is proposed towards the rear of the property.

The proposed apartment building is oriented toward Springbank Drive, along with primary entrances and a high level of vision glass and architectural detail facing the street. The layout of the site places the building close to the street frontage (2.5m setback), providing a strong street presence. In order to provide a strong street presence and buffering to adjacent institutional and office uses, the western interior side yards have a proposed setback of 5.5m and front yard setback of 2.5m. The proposed rear yard setback is 7.5m; however additional landscaping and outdoor amenity space further buffers the proposed building from the rear property line.

A total of 229 parking spaces are proposed, comprised of 190 underground spaces and 39 surface spaces. A single, full turn, vehicular access is proposed in the same general location as the existing easterly driveway, close to the easterly lot line (existing access for Springbank Garden Centre). Access to the underground parking garage is provided at the rear of the building, well screened from the public view. The surface parking area is to the rear of the building providing parking for the commercial units, and visitors of the apartment residents. The parking area is screened from Springbank Drive, and adjacent land uses by the building, and proposed landscaping.

The proposed development is not currently permitted under the "Office OF5(4) zone" and as such a Zoning By-law Amendment (ZBA) is required. The proposed ZBA seeks to rezone the subject lands from the current OF5(4) zone to a "Residential R9 Zone (R9-7)" and Bonus Zone (B-(___)), and Arterial Commercial AC2(2) through a ZBA.

See Appendix 2 for the proposed Site Plan and Elevations.

SECTION 6 – ANALYSIS AND MITIGATION

6.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

There are no protected heritage properties adjacent to the subject lands as per the PPS definition of "protected heritage property".

Adjacent non-designated listed properties are not considered protected heritage properties. The PPS definition of a protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

6.2 The London Plan

The following consideration was given to the London Plan policy 565 and 586. In general, both policies state that if a property is adjacent to heritage designated properties or properties listed

on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the heritage designated properties and properties listed on the Register are conserved.

There are no heritage designated properties adjacent to the subject lands.

The subject lands are adjacent to a listed property on the Register, however, it has not been evaluated using Ontario Heritage Act Regulation 9/06. Being a non-designated property, it does not have defined “heritage attributes”. This is a defined term under the PPS, which does not apply to non-designated properties.

Regardless, Woodland Cemetery can certainly be seen as a strong candidate for designation under the Ontario Heritage Act as a cultural heritage landscape. Cultural heritage landscapes provide a wider understanding of the context of how built resources, natural heritage and lands uses function together as a whole. However, it is not the responsibility of our client to prepare a complete evaluation. Woodland Cemetery is large property and the process to determine if it is a potential cultural heritage landscape is a large and in-depth undertaking.

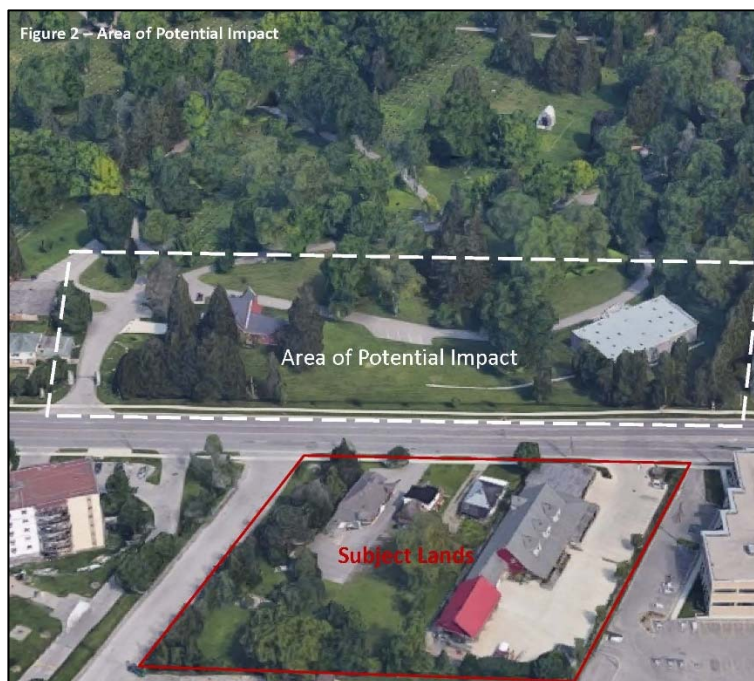
Nonetheless, based on our preliminary review the proposed development will not have a negative impact on the historic fabric of the cemetery; it will not change the existing land use; nor will it have any negative impacts on any of its potential heritage attributes.

The oldest part of the cemetery that contains most of the potential heritage attributes, historic graves, monuments, and original entrance to the cemetery is located in the northeast corner of the site. The proposed development is not near this area, nor can it even be seen from this area. The site is large, and has many trees that currently screen views from the rear of the cemetery to Springbank Drive.

The potential heritage attributes that are closer to the proposed development, the Fulford – Pixley Mausoleum, first crematorium, Chapel of the Ascension, main gates, and Veteran’s plot, will also not be negatively affected by the proposed development. These potential attributes are screened by trees and any views to these features will remain the same, including views of the main gate.

Overall, the proposed development will not have a negative impact on the character of the cemeteries natural setting; however, a potential negative impact was identified along Springbank Drive directly adjacent to the subject lands(see Figure 2).

The proposed building will cast shadows on the potential natural



heritage attributes of the cemetery, which includes mature Norway Spruce and London Plane. See Appendix 3 for the Shadow Study.

Ron Koudys Landscape Architects Inc. conducted a survey of this area of Woodland Cemetery, reviewed the shadow study and provided the following statement:

“Several trees off the property were included in shadow studies completed by TAES Architects, Inc. The trees are located north of Springbank Dr. in Woodland Cemetery and within the City’s right-of-way. The majority of the impacted trees include mature Norway Spruce and recently planted London Plane. Both species are relatively tolerant of shade, and thrive in a variety of environments. London Plane is a commonly planted street tree in highly urban areas where there is significant shade cast by tall buildings, and Norway Spruce are an opportunistic species that are adapted to growing in cold, dark climates. Given the ability of both species to adapt to a variety of environments, and that based on the shadow studies these trees will be subjected to very little shade during the growing season, it is not anticipated that they will be negatively impacted by the shade of the proposed building.”

6.3 City of London Official Plan

The proposed development is consistent with Section 13.2.3.1 of the City of London Official Plan. There are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act.

6.4 Ontario Heritage Tool Kit

As per the Ontario Heritage Tool Kit, there are no lands that are adjacent to the subject lands that are protected under Parts IV, V or VI of the Ontario Heritage Act. The tool kit states “...listing non-designated properties does not offer any protection under the Ontario Heritage Act...” It does state the Provincial Policy Statement does acknowledge listed properties; however, not all adjacent listed properties. It acknowledges adjacent protected heritage property, which does not include listed non-designated properties.

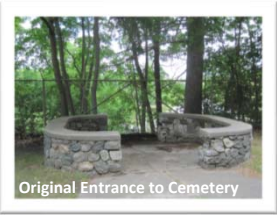
The adjacent listed properties are not protected under the Ontario Heritage Act, therefore are not considered protected heritage properties as per the PPS.

SECTION 7 – CONCLUSION

It is our opinion, if Woodland Cemetery were to be designated for its many heritage attributes, the adjacent proposed development would not have a negative impact on those potential heritage attributes and features.

Appendix 1-3

Notable Buildings and Structures



Original Entrance to Cemetery



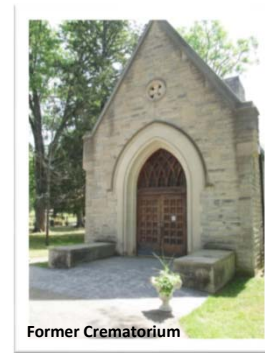
Fulford - Pixley Mausoleum



Hillside Vaults



Chapel of the Ascension (former mausoleum)



Former Crematorium



Main Gates

Notable Burial Sites and Monuments



Railway Monument



THE WRECK OF THE VICTORIA.



Burial Marker
Victims of Victoria Boat Wreck



Veteran's Plot



Various Burial Markers

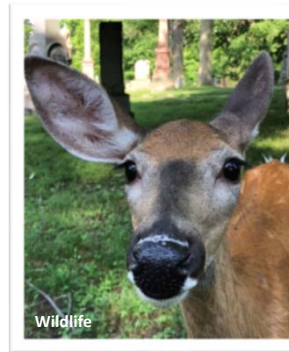
Notable Landscape Features



1922 Air Photo



Curvilinear Pathway Network



Wildlife



Significant Trees
Black Walnut



Former rail corridor

SOURCES

Historical Information and Pictures, Woodland Cemetery Website
(www.woodlandcemetery.on.ca);

Site visit, conversation and emails with Paul Culliton, Manager, Woodland Cemetery;

Historical Atlas of Middlesex County Ontario, Illustrated, H.R. Page & Co., Toronto, 1878;

Victoria Wreck picture - Illustrated London Ontario, The Pioneer Period and The London of To-Day, Second Edition London ON, Printed and Published by the London Printing & Lithographing Company (Limited), Designer and Engravers. October, 1900. A.S. Garrett Collection.

Article: London Cemeteries and Notable Tombstones, compiled by Marietta Smith and Mary Green;

Aerial Photos, 1922, University of Western Ontario Libraries Map and Data Centre; and

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.

From: Stephen Harding
Sent: Monday, December 31, 2018 5:11 PM
To: Bunn, Jerri-Joanne <jbunn@London.ca>; BARRY BOUGHNER
Subject: Delegation to LACH Meeting

Jerri Bunn,
Committee Secretary,
London Advisory Committee on Heritage;

I am writing on the behalf of the London Majors Alumni Committee, to request delegate status at the Jan. 9th LACH meeting.

The committee would like to bring a proposal to LACH to install a plaque in Labatt Memorial Park.

The plaque will recognize the 1948 London Majors, winners of the 1948 North American Sandlot baseball title.

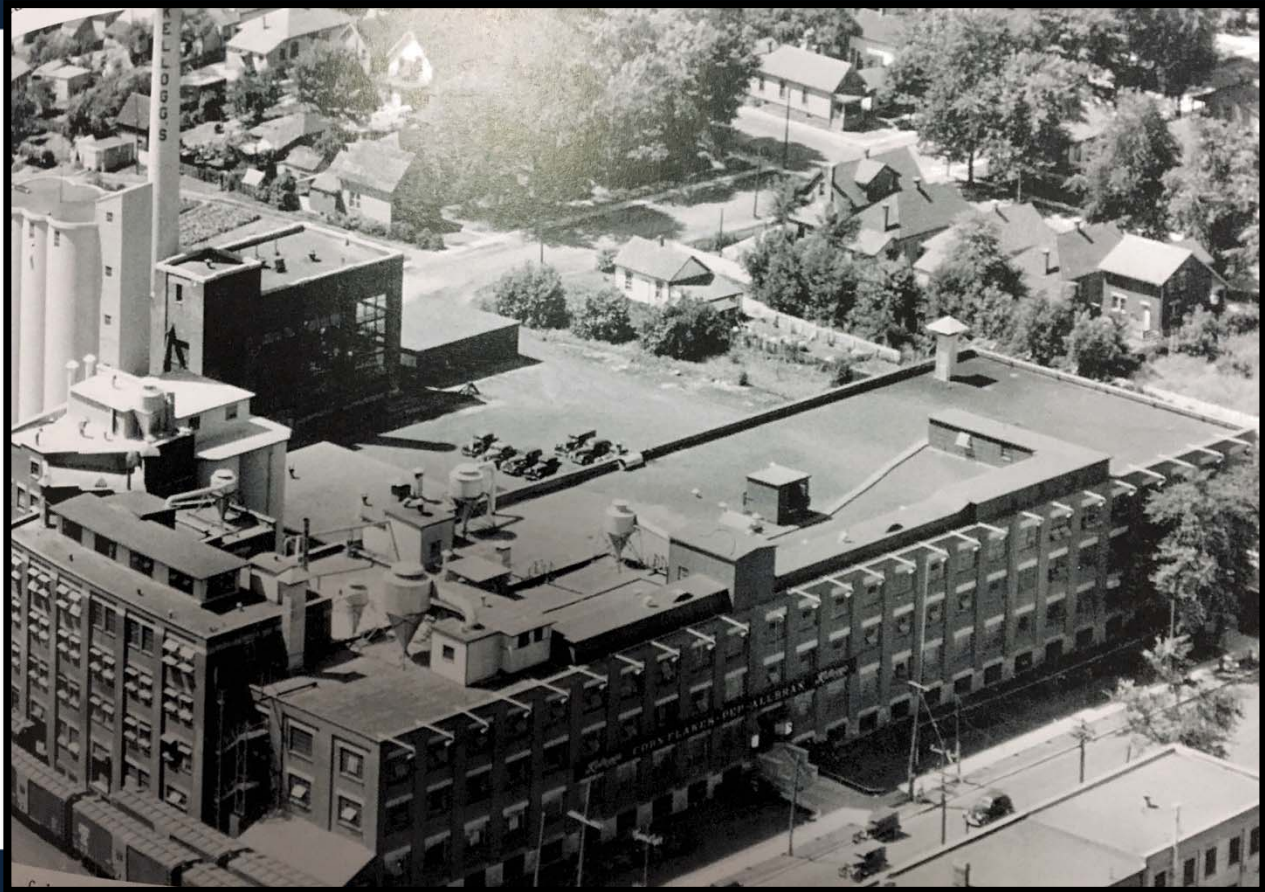
The 48 London Majors were among the first inductees to the London Sports Hall of Fame in 2002.

Yours Sincerely,
Stephen Harding, per London Majors Alumni Committee
1462 Trafalgar St., London N5W 1W9
cc: Barry Boughner, Chair, London Majors Alumni

Heritage Impact Statement

100 Kellogg Lane

City of London



January 7, 2019

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- 5.1 Provincial Policy Statement 2014
- 5.2 The London Plan
- 5.3 Official Plan
- 5.4 Ontario Heritage Tool Kit

SECTION 6 – CONCLUSION

APPENDIX 1-2

SOURCES

SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Statement

The subject lands are located at 100 Kellogg Lane and are listed as a non-designated property and are adjacent to non-designated properties listed on the municipal register of heritage properties ("Register").

A Heritage Impact Statement is required for London Plan Policy 565 & 586. In general, both policies state redevelopment projects on and adjacent to properties listed on the Register will be designed to protect the heritage attributes and character of those resources, and will minimize visual and physical impact on those resources.

SECTION 2 – SUBJECT SITE

2.1 Subject Site

The subject lands are comprised of a large parcel of land known municipally as 100 Kellogg Lane, occupied by the former Kellogg's food production facility (Figures 1-2).

The Kellogg's lands have an area of approximately 6.6ha (16.3ac) and a frontage of approximately 172.4m (565.6ft) on the south side of Dundas Street, and a depth of approximately 347m (1,138.5ft) along Kellogg Lane. This parcel abuts a railway spur line to the east and also has frontage on Florence Street to the south.

The subject lands are currently in transition to an entertainment venue, which includes, an adventure park called The Factory, featuring an indoor rope course, a trampoline park, electric go-karts, mini-golf, escape rooms, axe-throwing, an arcade and a toddler soft play area. Another portion of the plant occupies a craft brewery, named Powerhouse Brewing.

Figure 1 – Subject lands

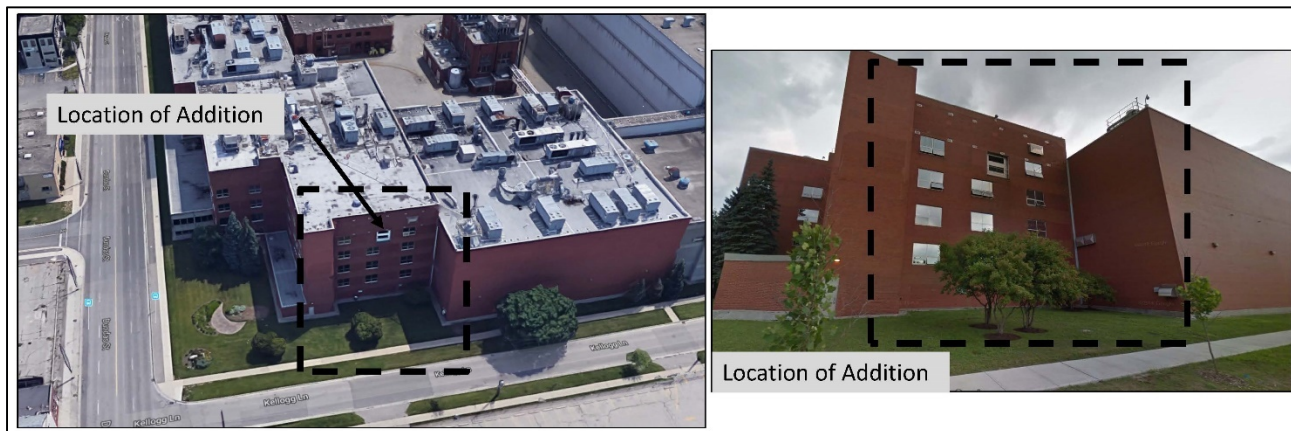


2.2 Proposed Development

In order to accommodate the ongoing transition to an entertainment facility, an application has been made for site plan approval to add a small glass atrium to the front northwest corner of the building to accommodate the future location of the London Children’s Museum (See Figure 1-2).

See Appendix 1 for the proposed Site Plan and Elevations.

Figure 2 – Subject lands from Kellogg Lane (looking southeast)



SECTION 3 – MUNICIPAL REGISTER OF HERITAGE PROPERTIES

The municipal register of heritage properties must list all properties in the municipality that are designated under Part IV (individual property designation) and Part V (within a designated heritage conservation district) of the Ontario Heritage Act.

The Ontario Heritage Act (subsection 27(1.2)) also allows a municipality to include properties of cultural heritage value or interest that have not been designated in its municipal register.

Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The municipal register is an important tool in planning for the conservation of heritage properties and provides interim protection from demolition.

Listing a property of cultural heritage value or interest is the first step a municipality should take in the identification and evaluation of a property that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation. In many cases, listed (non-designated) properties are candidates for protection under Section 29 of the Ontario Heritage Act.

Non-designated properties require further research and an assessment using a more comprehensive evaluation criteria that is consistent with Ontario Regulation 9/06 for determining cultural heritage value or interest. Although listing non-designated properties does not offer any

protection under the Ontario Heritage Act, Section 2.6.1 of the Provincial Policy Statement of the Planning Act acknowledges listed properties.

In addition to being a listed non-designated property, the subject lands are within an area that has been identified as a potential heritage conservation district within the draft Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London.

The proposed “Smoke Stack District” comprises of the industrial area situated south of the Canadian Pacific Railway lines and east of Ashland Avenue. Florence Street, Kellogg Lane and Burbrook Place loosely form the southern and western edges of the area (See Appendix 2).

3.1 Adjacent Properties designated under the Ontario Heritage Act

The subject lands are not adjacent to properties designated under the Ontario Heritage Act.

3.2 Adjacent non-designated Properties

The subject lands are adjacent to the following listed non-designated properties:

- 1100 - 1108 Dundas Street – The EMCO Property;
 - c. 1907
 - Architect – John McKenzie Moore
 - EMCO was a manufacturer of machine and metal parts, and one of the earliest industries to establish facilities in this area.
- 1120 Dundas street – Hartman Auto Repair;
- 1127 Dundas Street – The former Dominion Office Building;
 - c. 1906
 - Also know as the Pillsbury Building.
- 1151 Florence Street – The former Supersilk Hosery Building.

See Appendix 2 for details of adjacent properties.

SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1

*“Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3*

PPS Definitions:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Significant (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

Heritage attributes means *the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

4.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is the subject of several appeals to the Local Planning Appeal Tribunal (LPAT). Notwithstanding, consideration must be given to the following Cultural Heritage policies:

565 *"New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes."* (Under Appeal)

586 *"The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. (In Effect)*

4.3 City of London Official Plan

Since Policy 565 is subject to an appeal at LPAT and is not in force, Section 13 of the existing in-force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London. Consideration was given to the following policies in the Official Plan:

Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands

“Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purpose of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.”

4.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features;
6. A change in land use where the change in use negates the property’s cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 5 – ANALYSIS AND MITIGATION

5.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

The proposed addition to the existing building will conserve the property's cultural heritage value and interest. The proposed addition is designed within the contours of the existing building to avoid overpowering the existing structure.

There are no protected heritage properties adjacent to the subject lands as per the PPS definition of "protected heritage property".

Adjacent non-designated listed properties are not considered protected heritage properties. The PPS definition of a protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

5.2 The London Plan

The following consideration was given to the London Plan Policy 565 and 586. In general, both policies state redevelopment projects on and adjacent to properties listed on the Register will be designed to protect the heritage attributes and character of those resources, and will minimize visual and physical impact on those resources.

The subject lands are currently in the designation process under Part IV of the Ontario Heritage Act, however, the by-law has not been completed to date. Even though it is anticipated the subject lands will be designated, any defined "heritage attributes" are considered to be potential or draft at this time.

Nonetheless, the proposed addition will conserve any potential heritage attributes and character of the property and will minimize visual and physical impact on them. The proposed addition is not along the Dundas Street streetscape and the visual impacts to it from Dundas Street are minimal. The atrium will not overpower the existing building as it is small and located on the less significant streetscape, Kellogg Lane. The proposed addition is designed within the contours of the existing building and is proposed to be a transparent structure to allow visual access to the existing structure underneath.

The subject lands also fall within the proposed "Smoke Stack District", an area identified as a potential Heritage Conservation District. A district plan study has not been completed for this area, and it is unknown when one would be completed. The proposed district is currently ranked third in the draft Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London. If this document is to be approved by Council there would be two areas studied before the proposed "Smoke Stack District".

If the subject lands and the adjacent properties were to be designated for their individual significances or for their contribution to the future "Smoke Stack" Heritage Conservation District, the proposed development would not have a negative impact on any potential heritage attributes. The proposed addition is not along the Dundas Street streetscape and views to it from the adjacent properties are limited. The atrium will not overpower the existing building as it is small and does not negatively impact the visual and physical character of the Kellogg Lane

streetscape. Its mass and height are in keeping with the existing building and the atrium's transparent appearance allows visual access to the streetscape from the building.

5.3 City of London Official Plan

The proposed development is consistent with Section 13.2.3.1 of the City of London Official Plan. There are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act.

5.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:
 - The proposed addition is designed within the contours of the existing building to avoid overpowering the existing structure;
 - It is proposed to be a transparent structure to allow visual access to the existing structure underneath;
 - There are no proposed changes to the position or size of the window openings inside the proposed atrium.
- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
 - The views to the proposed addition from the adjacent properties are minimal since it is setback from the Dundas Street streetscape;
 - The atrium does not require the removal of any significant part of the existing building and will utilize the existing window openings on east wall in the new space.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
 - There are no exterior changes that would create any new shadows.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
 - The atrium will not overpower the existing building as it is small and located on the less significant streetscape, Kellogg Lane. The proposed addition is designed within the contours of the existing building and is proposed to be a transparent structure to allow visual access to the existing structure underneath.
- Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features:

- The material of the proposed atrium is to be glass; and as a transparent structure, it will allow visual access to the existing structure from the streetscape. Any views to the atrium from Dundas Street will be limited as it is set back from the Dundas Street frontage. It is designed within the contours of the existing building to avoid negative visual impacts.
- A change in land use where the change in use negates the property's cultural heritage value:
 - The addition of an atrium is not considered a change of land use.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
 - Measures will be made to avoid any adverse impacts on the adjacent land if any land disturbance on the subject lands are required.

The adjacent listed properties are not protected under the Ontario Heritage Act, therefore are not considered protected heritage properties as per the PPS.

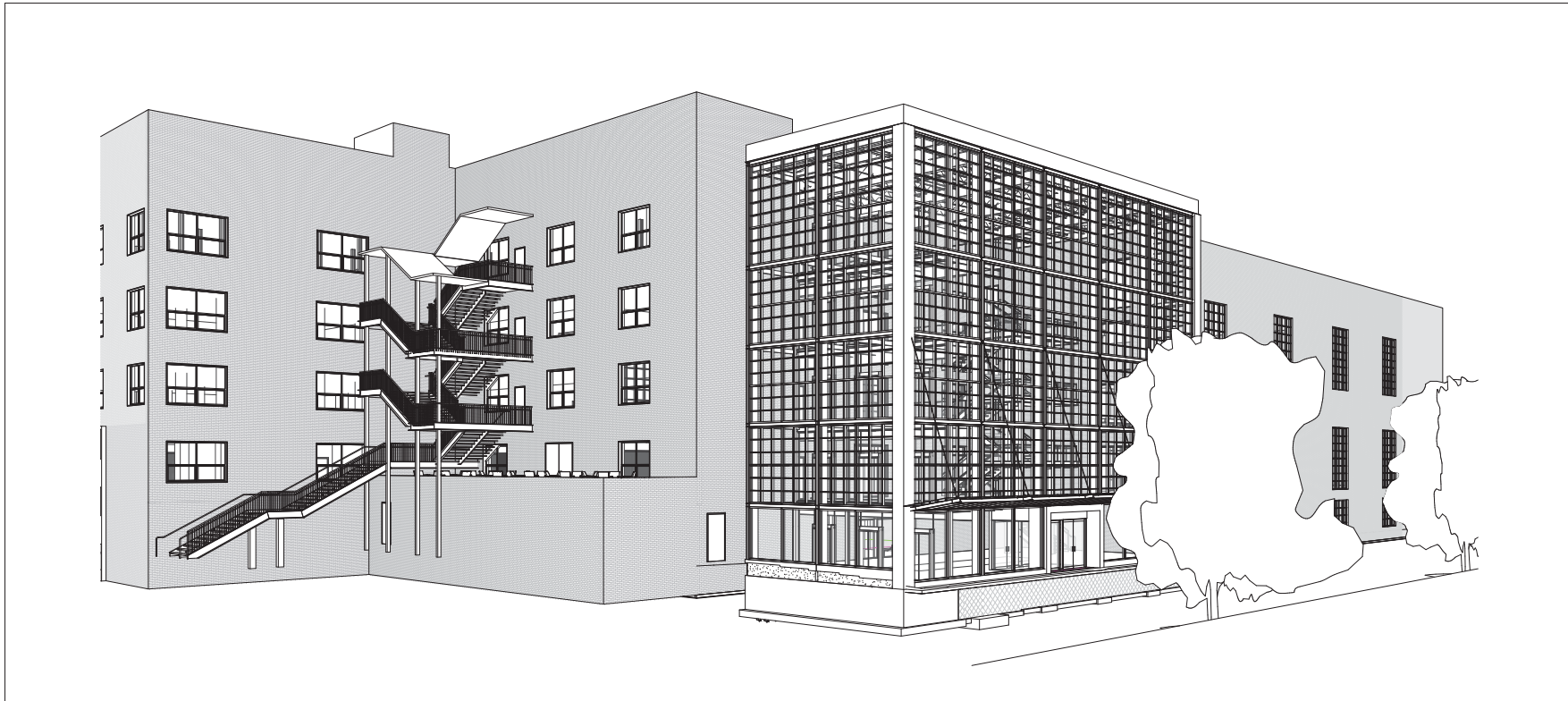
However, as stated above, if the adjacent properties were to be designated, the proposed development would not have a negative impact on their potential heritage attributes.

SECTION 6 – CONCLUSION

It is our opinion the proposed addition will not negatively impact the potential heritage attributes of the property or adjacent properties.

The proposed addition is not along the Dundas Street streetscape and views to it from the adjacent properties are limited. The atrium will not overpower the existing building as it is small and does not negatively impact the visual and physical character of the Kellogg Lane streetscape. Its mass and height are in accordance with the existing building and the atrium's transparent appearance allows visual access to the streetscape and to the existing building.

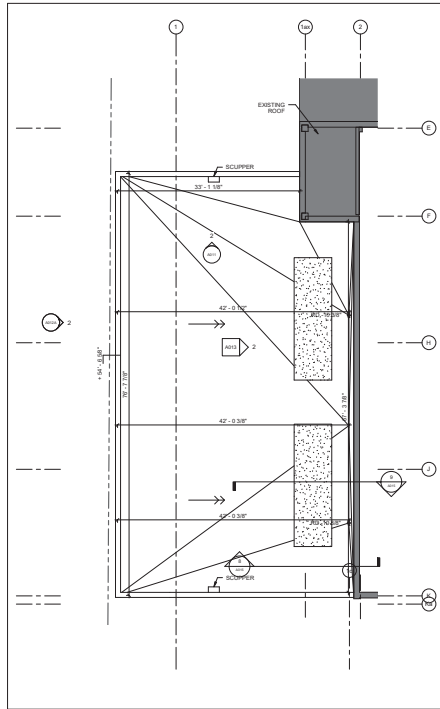
Appendix 1-2



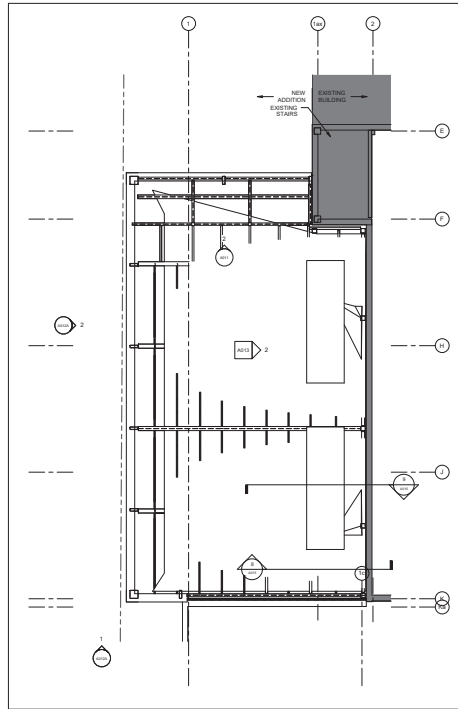
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A001	SITE PLAN	11/26/18
A001-a	TRUCK STUDY 1	08/10/18
A001-b	TRUCK STUDY 2	08/10/18
A001A	ATRIUM SITE PLAN	09/14/18
A002	Context Plan	11/26/18
A003	SITE SURVEY AND SITE STATUS	11/26/18
A004	COURTYARD WEST STAIR AXONOMETRIC	04/13/18
A005	COURTYARD NORTH STAIR AXONOMETRIC	04/13/18
A006	ATRIUM 3D VIEWS	05/16/18
A007	OVERALL BUILDING AXONOMETRIC	05/16/18
A008	Unnamed	09/14/18
A009	Unnamed	09/14/18
A010	ATRIUM PLANS	11/26/18
A011	ATRIUM ELEVATIONS	11/26/18
A011A	ATRIUM ELEVATIONS OPT2	11/12/18
A012	ATRIUM ELEVATIONS	11/26/18
A012A	ATRIUM ELEVATIONS OPT2	11/12/18
A013	ATRIUM SECTIONS	11/26/18
A014	ATRIUM SECTIONS	11/26/18
A015	ATRIUM STAIR PLANS / SECTIONS	05/07/18
A016	ATRIUM DETAILS	07/26/18
A017	ATRIUM DETAILS	08/31/18
A018	ATRIUM DETAILS	09/14/18
A020	00 LEVEL EGRESS PLAN / FRR	05/16/18
A021	01 LEVEL EGRESS / FRR PLAN	05/16/18
A022	02 LEVEL EGRESS / FRR PLAN	05/16/18
A023	03 LEVEL EGRESS / FRR PLAN	05/16/18
A024	04 LEVEL EGRESS / FRR PLAN	05/16/18
A025	Unnamed	09/14/18
A026	Unnamed	09/14/18
A101	00 Ground DEMO North East	05/10/18
A102	00 Ground DEMO North West	05/10/18
A103	00 Ground DEMO South	05/10/18
A111	01 FLOOR DEMO North East	05/10/18
A112	01 FLOOR DEMO North West	05/10/18
A113	01 FLOOR DEMO South	05/10/18
A121	02 FLOOR DEMO North East	05/10/18
A122	02 FLOOR DEMO North West	05/10/18
A123	02 FLOOR DEMO South	05/10/18
A131	03 FLOOR DEMO North East	05/10/18
A132	03 FLOOR DEMO North West	05/10/18
A133	03 FLOOR DEMO South	05/10/18
A141	04 FLOOR DEMO North East	05/10/18
A142	04 FLOOR DEMO North West	05/10/18
A143	04 FLOOR DEMO South	05/10/18
A200	GROUND FLOOR OVERALL	05/15/18
A201	00 Ground North East	05/08/18
A202	00 Ground North West	05/08/18
A203	00 Ground South	05/08/18
A210	FIRST FLOOR OVERALL	05/15/18

ARCHITECTURAL DRAWING LIST		
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A211	01 LEVEL North East	05/08/18
A212	01 LEVEL North West	05/08/18
A213	01 LEVEL South	05/08/18
A220	SECOND FLOOR OVERALL	05/15/18
A221	02 LEVEL North East	05/08/18
A222	02 LEVEL North West	05/08/18
A223	02 LEVEL South	05/08/18
A230	THIRD FLOOR OVERALL	05/15/18
A230a	THIRD FLOOR OVERALL (OPTION 2)	06/25/18
A231	03 LEVEL North East	05/08/18
A232	03 LEVEL North West	05/08/18
A233	03 LEVEL South	05/08/18
A240	FOURTH FLOOR OVERALL	05/15/18
A240a	FOURTH FLOOR OVERALL OPTION 2	07/26/18
A241	04 LEVEL North East	05/10/18
A242	04 LEVEL North West	05/10/18
A242a	04 LEVEL NORTHWEST	08/07/18
A243	04 LEVEL South	05/10/18
A260	ROOF PLAN OVERALL	07/27/18
A300	Overall Elevations	11/26/18
A300A	OVERALL ELEVATIONS OPT 2	11/12/18
A500	WEST COURTYARD STAIRS	04/13/18
A501	WEST COURTYARD STAIRS	06/25/18
A502	NORTH COURTYARD STAIRS	04/13/18
A600	GLAZING ELEVATIONS	06/22/18
A601	ATRIUM GLAZING ELEVATIONS	06/22/18
A602	ATRIUM INTERIOR GLAZING ELEVATION	06/22/18
A603	PATIO GLAZING ELEVATIONS	06/22/18
A604	NORTH GLAZING ELEVATION WEST SIDE	06/22/18
A605	NORTH GLAZING ELEVATION EAST SIDE	06/25/18
A606	SOUTH GLAZING ELEVATION WEST SIDE	06/25/18
A607	SOUTH GLAZING ELEVATION EAST SIDE	06/25/18
A608	EAST GLAZING ELEVATIONS	06/22/18
A609	RESTAURANT INTERIOR GLAZING ELEVATIONS	06/22/18
A630	WASHROOM DETAILS	06/22/18
A631	WASHROOM DETAILS	07/23/18
A640	RETAIL CORRIDOR DETAILS	08/01/18
A641	RETAIL CORRIDOR ENTRY DETAILS	08/07/18
A801	00 Ground RCP North East	05/14/18
A802	00 Ground RCP North West	05/14/18
A803	00 Ground RCP South	05/14/18
A811	01 LEVEL RCP North East	05/14/18
A812	01 LEVEL RCP North West	05/14/18
A813	01 LEVEL RCP South	05/14/18
A821	02 LEVEL RCP North East	05/14/18
A822	02 LEVEL RCP North West	05/14/18
A823	02 LEVEL RCP South	05/14/18
A831	03 LEVEL RCP North East	05/14/18
A832	03 LEVEL RCP North West	05/14/18
A833	03 LEVEL RCP South	05/14/18

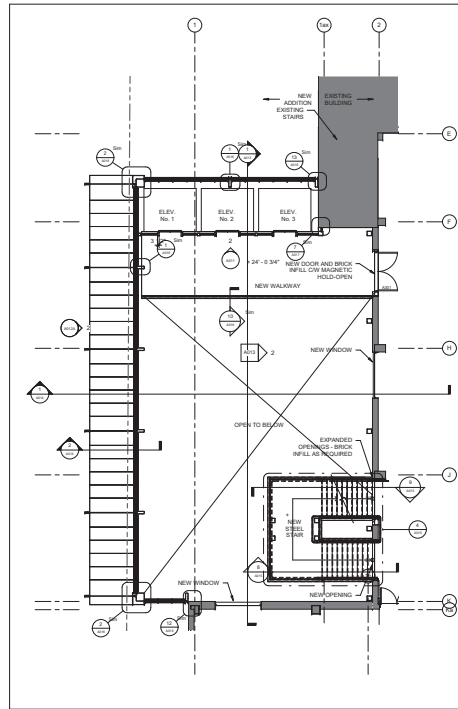
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A842	04 LEVEL RCP North West	05/14/18
A843	04 LEVEL RCP South	05/14/18
A1000	DOOR SCHEDULE GROUND	06/20/18
A1001	DOOR SCHEDULE L1	06/20/18
A1002	DOOR SCHEDULE L2 TO L4	06/21/18
REF501	L4 Washroom Box Up	08/17/18
REF502	L4 WASHROOM REFERENCE PLAN	08/17/18
REF503	KELLOGG EASTERY OPTION 1	08/24/18
REF504	KELLOGG EASTERY OPTION 2	08/24/18
REF505	SECTION THROUGH EVENT SPACE & FOOD HALL	08/29/18



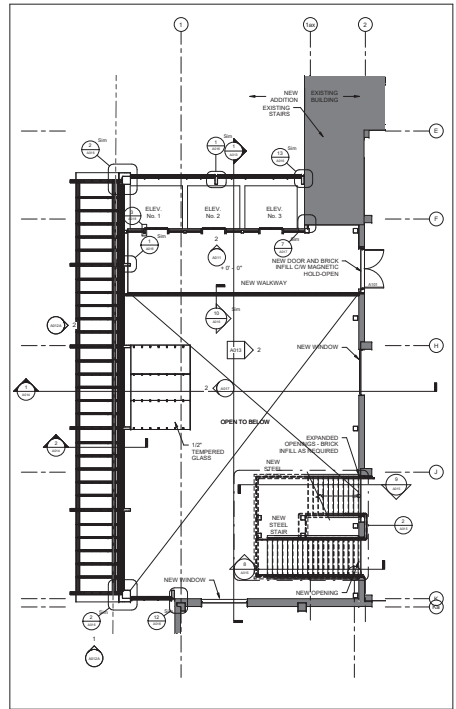
7 ATRIUM ROOF PLAN
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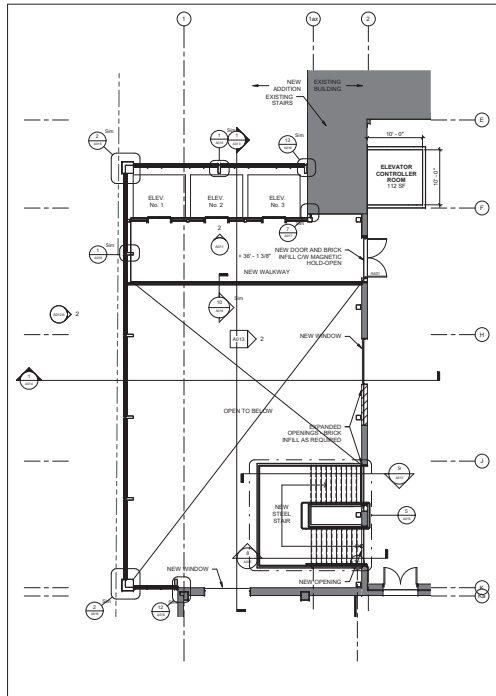
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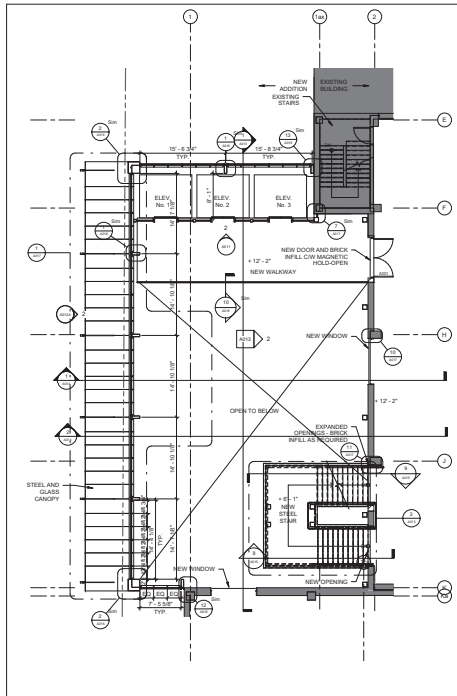
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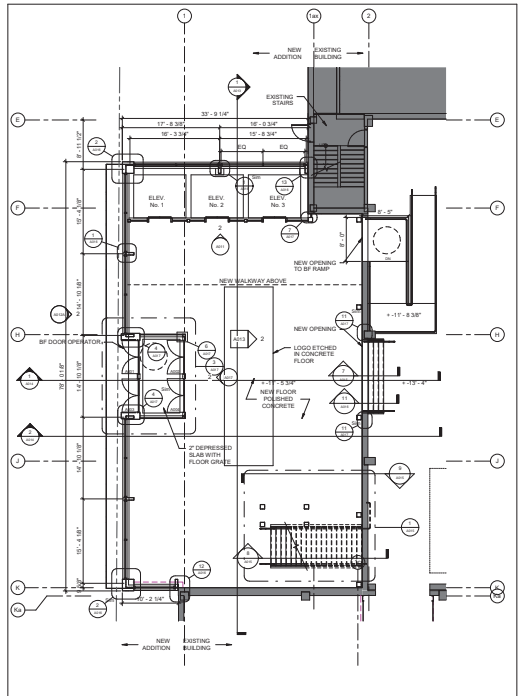
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82 LEVEL - ATRIUM
10/1/18



80 LEVEL - ATRIUM
10/1/18



80 GROUND - ATRIUM
10/1/18

No.	Description	Date
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2	REVISION FOR PERMISSIVE REVIEW	10/1/18
3	REVISION FOR PERMISSIVE REVIEW	10/1/18
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19	REVISION FOR PERMISSIVE REVIEW	10/1/18
20	REVISION FOR PERMISSIVE REVIEW	10/1/18

REVISIONS / ISSUES
 CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SETOUTS AND CORRECT ANY ERRORS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.



GA & MS
 11/20/18

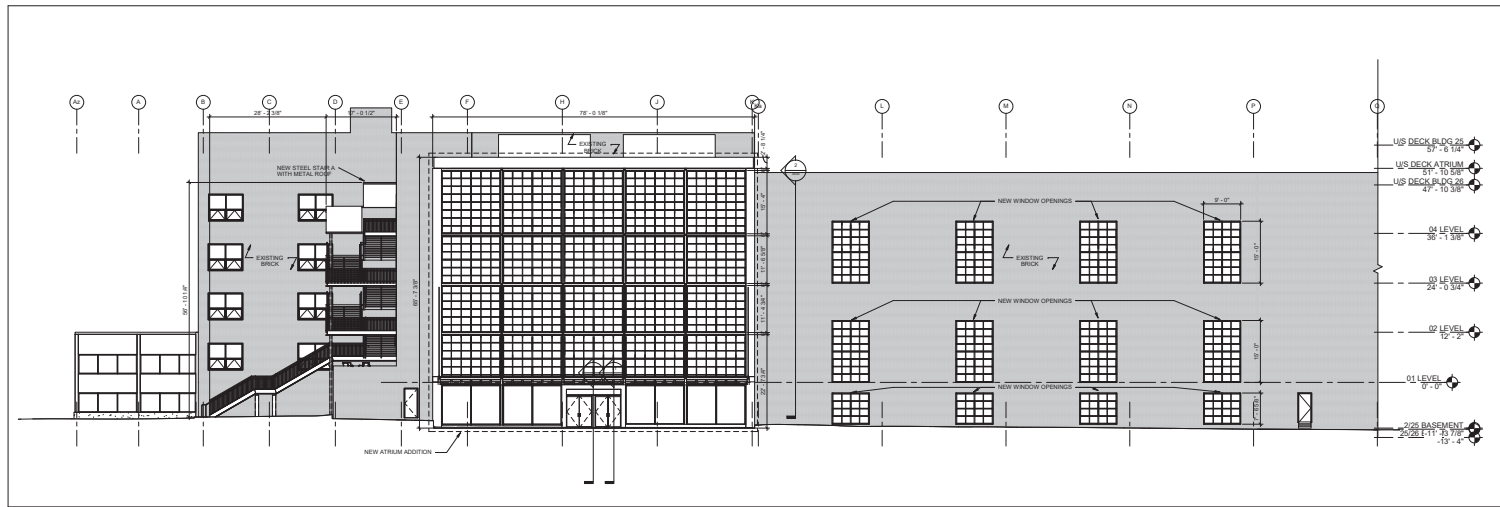
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BRISBIN BROOK BEYRON ARCHITECTS
 14 Dundas Street East, Toronto, Ontario, Canada
 4th Floor
 M5G 1S5
 (416) 591-6888
 www.333.ca

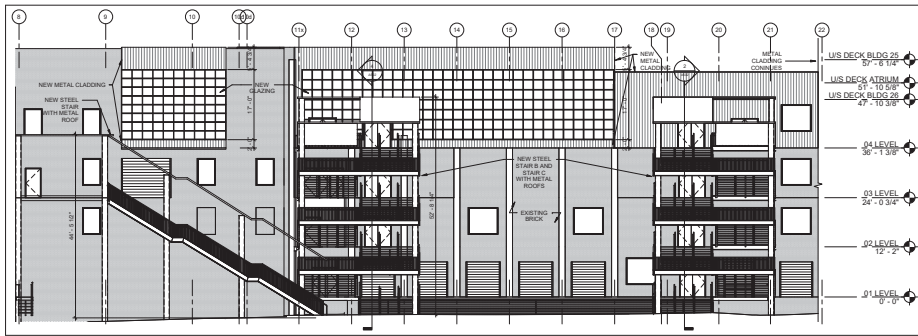
100 Kellogg Lane
 London, Ontario

DWG TITLE
ATRIUM PLANS

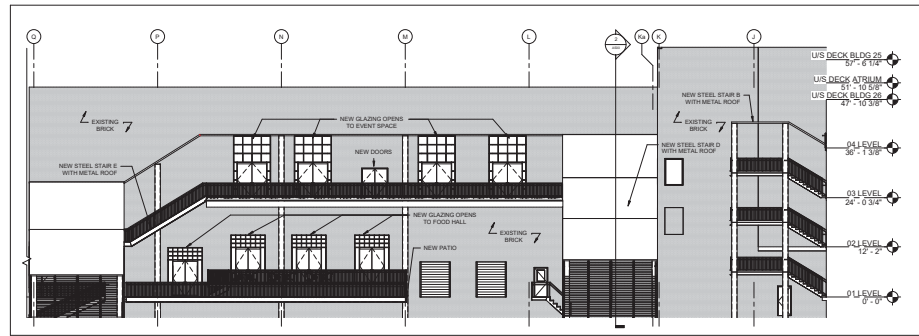
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 Sheet No.: A010



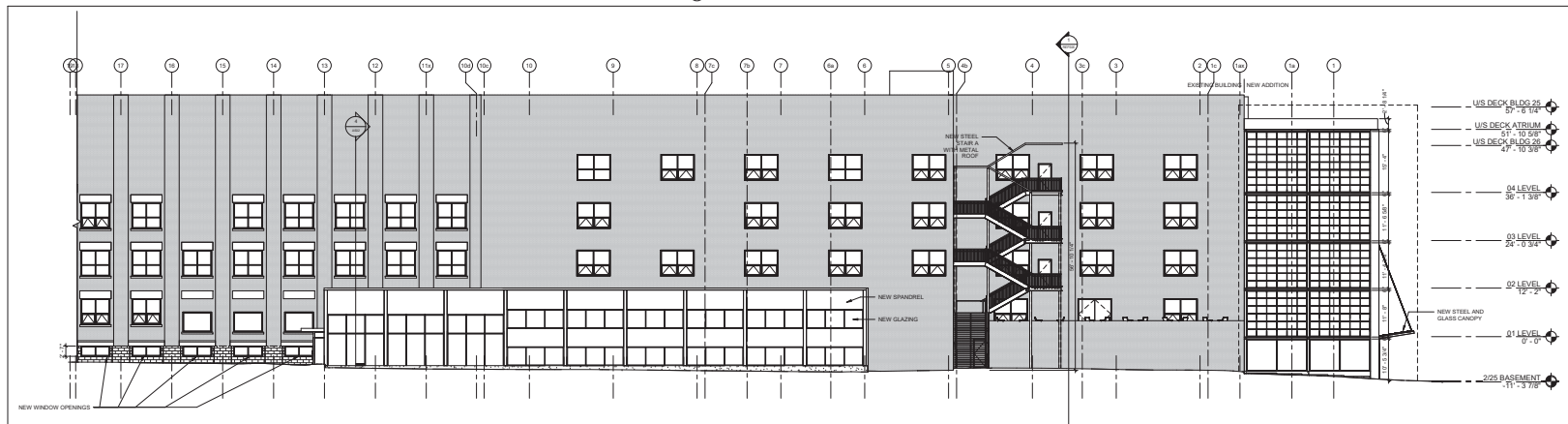
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5 South Elevation
1/8" = 1'-0"



2 East Elevation
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1/8" = 1'-0"

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 DO NOT SCALE THE DRAWINGS.



Drawn	GA & MS
Checked	GA & MS
Date	11/20/18

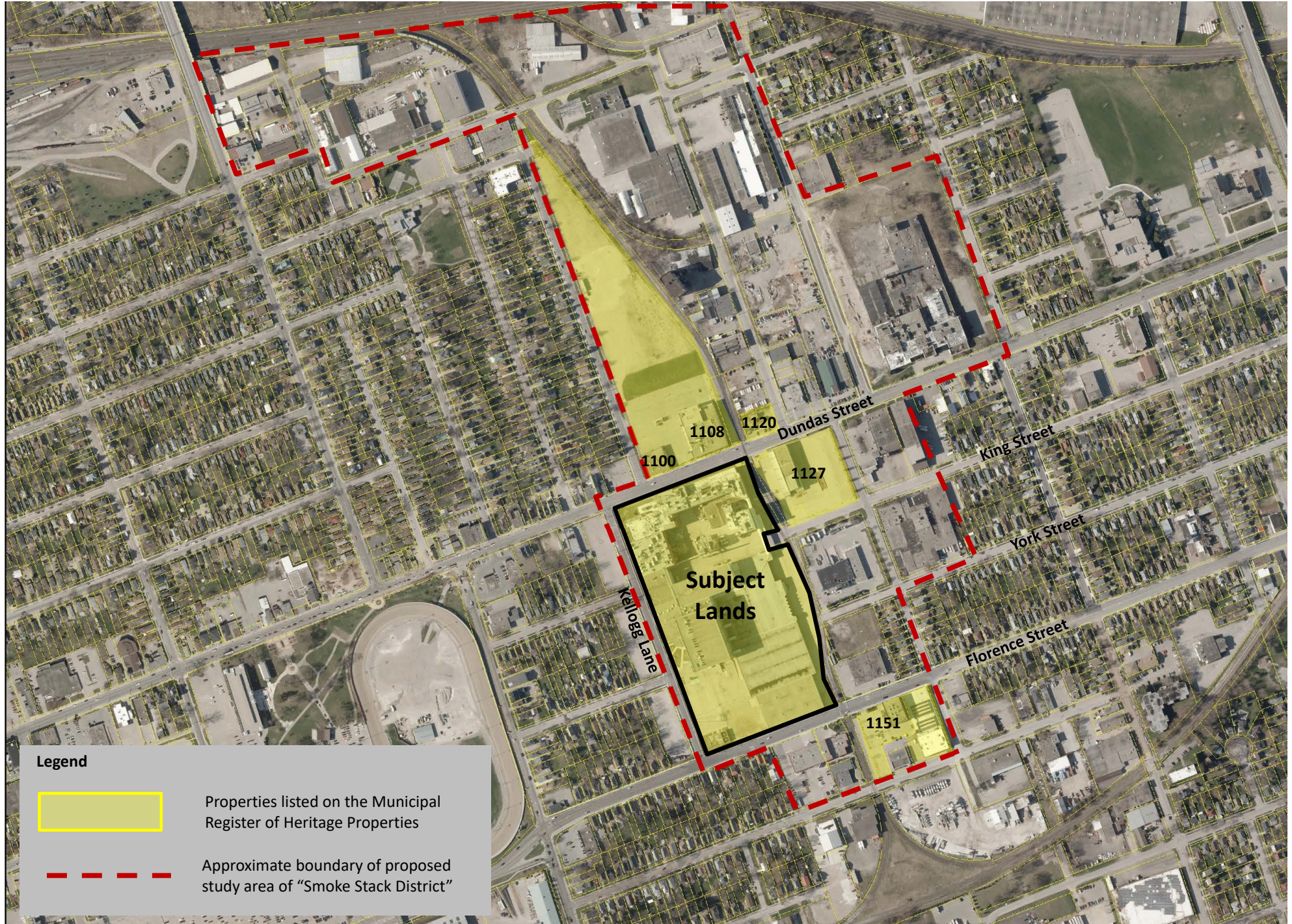
100 KELLOGG LANE

**BRISBIN
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 (416) 591-6888
 www.bbba.ca

100 Kellogg Lane
 London, Ontario

DWG TITLE
Overall Elevations

Scale	3/32" = 1'-0"	Sheet No.	A300
Project No.	1712	Date	11/20/18



Legend



Properties listed on the Municipal Register of Heritage Properties



Approximate boundary of proposed study area of "Smoke Stack District"

Pillsbury Building - 1127 Dundas Street



Century old former Kelvinator Plant. Photo circa 1940s. Purchased by Kellogg's/Pillsbury in 1957.

EMCO Building – 1100/1108 Dundas Street



Former Empire Manufacturing Co., C. 1910

Hartman Auto Repair - 1120 Dundas Street



C. 1950

Supersilk Hosiery Building – 1151/1161 Florence Street



c. 1936

SOURCES

Images, Early London, A Photographic History from the Orr Collection, 1826-1914, Jennifer Grainger, Biblioasis Windsor, Ontario;

Images/adjacent buildings information, East London Industrial Heritage Recommendations Full Report, Benjamin A. Vazquez;

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.